



**ADVOCATE & NOTARY**

(Government of India)

Ref. No. : IHFC/TSR/1248/2026.

Date : 08.08.2026.

Application No. : 77000331730  
Transaction Type : NRP Builder purchase  
Applicant : Mr. Siddhant Anand Gajare  
Co-Applicant : Mrs. Sakshi Siddhant Gajare

To,  
The Branch Manager,  
ICICI Home Finance Co. Ltd.,  
Kolhapur Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Siddhant Anand Gajare and Mrs. Sakshi Siddhant Gajare.**

- **PART I : PROPERTY DETAILS**
- **Description of Entire Land Property.-**

All that piece and parcel of land bearing City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs., situated at Village – Ichalkaranji, Taluka – Hatkanangale, District – Kolhapur, within the local limits of Ichalkaranji Municipal Corporation, together with all rights, easements and appurtenances attached thereto.

The said City Survey No. 9225/B has been formed pursuant to amalgamation of the properties originally bearing City Survey Nos. 9250/3/B, 9250/4/B, 9250/5, 9250/6, 9250/7, 9250/8, 9250/9, 9250/10, 9250/11 and 9250/12, collectively admeasuring 1619.62 Sq. Mtrs., including the road-widening affected area, and thereafter recorded as City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs.

**Boundaries:**

On or towards the East : By Government Road.  
On or towards the West : By Government Road and remaining property bearing City Survey No. 9250/3/A.

---

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

On or towards the South : By Government Road.

On or towards the North : By City Survey No. 9250/3/A, City Survey No. 9250/4/A and  
property bearing City Survey No. 9249.

**Hereinafter, referred to as the "Entire Land Property".**

• **Description of Subject Property.-**

All that piece and parcel of Commercial Premises/Unit No. G6, having RERA Carpet Area admeasuring 26.66 Sq. Mtrs., situated on the Ground Floor, in the building/project known as "RUNWAL TOWER", having MahaRERA Registration No. P53000000151, constructed on the entire land property bearing City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs., situated at Village – Ichalkaranji, Taluka – Hatkanangale, District – Kolhapur, within the local limits of Ichalkaranji Municipal Corporation.

Boundaries of the Subject Property:

On or towards the East: By Common Passage.

On or towards the West: By Shop No. G5.

On or towards the North: By Shop No. G4.

On or towards the South: By Staircase.

**Hereinafter, referred to as the "Subject Property".**

• **PART II : LIST OF DOCUMENTS SUBMITTED BEFORE ME FOR SCRUTINY AND  
LEGAL OPINION :**

1. Sale Deed, dated 25.06.2010, executed by Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), registered in the office of the Joint Sub-Registrar, Class-II, Ichalkaranji, under Serial No. 4071/2010.

---

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

2. Supplementary Deed / Deed executed consequent upon Amalgamation, dated 06.12.2010, executed by Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), in respect of the changes in the property description consequent upon amalgamation and forming part of the original Sale Deed bearing Serial No. 4071/2010.
3. Full Occupancy Certificate bearing Approval No. CAKIM/FO/2023/APL/00014, dated 29.08.2023, issued by Ichalkaranji Municipal Corporation, in respect of the Commercial (Mixed) building known as "RUNWAL TOWER", constructed on City Survey No. 9225/B.
4. Allotment Letter, dated 29.07.2024, issued by M/s. Vision Infra Developers, through its Partner Mr. Mahendra Kantilal Runwal, to and in favour of Mr. Siddhant Anand Gajare, pertaining to Commercial Premises No. G6 in the project known as "RUNWAL TOWER".

• **PART III : FLOW OF TITLE OF PROPERTY.-**

Upon perusal of the documents placed on record and on the basis of the search conducted on the official records, the chain of title in respect of the subject property is traced as follows:

1. That the properties originally bearing City Survey Nos. 9250/3/B, 9250/4/B, 9250/5, 9250/6, 9250/7, 9250/8, 9250/9, 9250/10, 9250/11 and 9250/12, collectively admeasuring 1619.62 Sq. Mtrs., situated at Ichalkaranji, Taluka Hatkanangale, District Kolhapur, were owned and possessed by Suvastu Construction Private Limited, Miraj. The Sale Deed describes the said properties as the self-acquired and possessed properties of the said company.
2. Thereafter, Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, executed a Sale Deed dated 25.06.2010, and thereby sold, transferred and conveyed the aforesaid land properties, collectively admeasuring 1619.62 Sq. Mtrs., to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal

---

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), for the consideration stated therein. The said Sale Deed has been duly registered in the office of the Joint Sub-Registrar, Class-II, Ichalkaranji, under Serial No. 4071/2010, on 25.06.2010.

3. Thereafter, the aforesaid properties were subjected to internal subdivision and amalgamation pursuant to the sanctioned layout bearing Outward No. T.P./614/10, dated 13.05.2010, measurement proceedings bearing No. 50/10, dated 08.06.2010, and final sanctioned amalgamation/layout bearing Outward No. T.P./2430/10, dated 20.09.2010, issued by the competent municipal authority. Pursuant to the said amalgamation, the aforesaid City Survey numbers came to be amalgamated with City Survey No. 9225 and the resultant property came to be separately identified and recorded as City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs.
4. Thereafter, Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, executed a Supplementary Deed dated 06.12.2010 to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), thereby incorporating and recording the changes in the description of the land property consequent upon the aforesaid amalgamation and confirming that the property purchased under the Sale Deed bearing Serial No. 4071/2010 is the resultant property bearing City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs. The said Supplementary Deed was executed as part and parcel of the original registered Sale Deed dated 25.06.2010.
5. Thus, by virtue of the aforesaid registered Sale Deed read together with the Supplementary Deed and the subsequent amalgamation of the City Survey numbers, M/s. Vision Infra Developers acquired the right, title and interest in respect of the entire land property bearing City Survey No. 9225/B, admeasuring 1619.60 Sq. Mtrs., situated at Ichalkaranji, Taluka Hatkanangale, District Kolhapur.

6. Thereafter, M/s. Vision Infra Developers developed the entire land property by constructing a commercial/mixed-use building/project known as “RUNWAL TOWER” thereon. The project is registered with MahaRERA under Registration No. P53000000151. The Full Occupancy Certificate also identifies the building as constructed upon City Survey No. 9225/B.
7. Further, the sanctioned building permission in respect of the said project was granted vide Permission No. CAKIM/RB/2023/APL/00113, dated 27.04.2023, by the competent authority of the Ichalkaranji Municipal Corporation.
8. Thereafter, upon completion of the development and construction of the building known as “RUNWAL TOWER”, the Ichalkaranji Municipal Corporation issued the Full Occupancy Certificate bearing Approval No. CAKIM/FO/2023/APL/00014, dated 29.08.2023, in respect of the Commercial (Mixed) building constructed on City Survey No. 9225/B. The said Occupancy Certificate records Building Proposal No. 149391 and Proposal Code CAKIM-22-ENTRY-44801.
9. Thereafter, M/s. Vision Infra Developers, through its Partner Mr. Mahendra Kantilal Runwal, issued an Allotment Letter dated 29.07.2024 and thereby allotted the subject Commercial Premises bearing No. G6, having RERA Carpet Area admeasuring 26.66 Sq. Mtrs., situated on the Ground Floor of the building known as “RUNWAL TOWER”, to and in favour of Mr. Siddhant Anand Gajare, for total consideration of Rs.29,50,000/- (Rupees Twenty-Nine Lakhs Fifty Thousand Only), exclusive of stamp duty, registration charges and other applicable charges.
10. The said Allotment Letter records that M/s. Vision Infra Developers has received an amount of Rs.12,00,000/- from Mr. Siddhant Anand Gajare towards booking/advance payment against the consideration of the subject premises. It further provides that possession of the subject

premises shall be handed over upon execution of the Sale Deed, subject to payment of the agreed consideration and compliance with the terms thereof.

11. Thus, as aforesaid the said builder/developer, i.e. M/s. Vision Infra Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Siddhant Anand Gajare. Further, the entire land property and subject property is free from encumbrances.

• **PART IV : EVIDENCE OF THE TITLE OF PROPERTY**

1. Sale Deed, dated 25.06.2010, executed by Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), registered in the office of the Joint Sub-Registrar, Class-II, Ichalkaranji, under Serial No. 4071/2010.
2. Supplementary Deed / Deed executed consequent upon Amalgamation, dated 06.12.2010, executed by Suvastu Construction Private Limited, Miraj, through its Director Mr. Sunil Dattatray Marathe, to and in favour of M/s. Vision Infra Developers, through its Partners (1) Mr. Mahendra Kantilal Runwal and (2) Mr. Shrikisan Madhuralal Bhutada (HUF), in respect of the changes in the property description consequent upon amalgamation and forming part of the original Sale Deed bearing Serial No. 4071/2010.

• **PART V : OTHER PROVISIONS**

|     |                                                                                     |     |
|-----|-------------------------------------------------------------------------------------|-----|
| 5.1 | Whether provisions of urban land ceiling act are applicable?                        | No. |
| 5.2 | Whether any property/ies intend to be given as security to any minor's claim/share? | No. |

|      |                                                                                                                             |                                                                  |
|------|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 5.3  | Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?                        | No.                                                              |
| 5.4  | Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority? | Yes.                                                             |
| 5.5  | Whether up to date tax/land revenue has been paid in respect of the property?                                               | Not known.                                                       |
| 5.6  | Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?                             | I have perused the photocopies as mentioned above.               |
| 5.7  | Whether required documents are available for creating mortgage?                                                             | Yes.                                                             |
| 5.8  | Whether all the previous owners of the property had the right and competency to transfer the property?                      | Yes.                                                             |
| 5.9  | Whether the proposed owners of the property had the right and competency to transfer the property?                          | No.                                                              |
| 5.10 | What is the tenure of the land; if it is leased? Not applicable years (remaining period)                                    | The said property is having Tenure Class – 1.                    |
| 5.11 | Whether the land is Adivasi (Tribal) Land?                                                                                  | No.                                                              |
| 5.12 | Whether the land/property are joint family property?                                                                        | No.                                                              |
| 5.13 | Whether SARFAESI Act applicable:                                                                                            | Yes. Subject to the observations mentioned in the flow of title. |

|      |                                                                                                                                                                                                                                                                                                                                                                                      |     |
|------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| 5.14 | Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?                                                                                                                                                                                                                                                                                                 | No. |
| 5.15 | Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?                                                                                                                                                                                                                                             | No. |
| 5.16 | Whether the said POA holder has/had authority to sell the property under POA?                                                                                                                                                                                                                                                                                                        | NA  |
| 5.17 | Whether POA as recorded in 5.15 is registered?                                                                                                                                                                                                                                                                                                                                       | NA  |
| 5.18 | Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required? | No. |
| 5.19 | Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.                                                                                                    | No. |

|      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |      |
|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| 5.20 | Whether Search Report is obtained and submitted?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Yes. |
|      | <p><b>Search Receipt Details -</b></p> <p>I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property.</p> <p>I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH007775264202627U and Department ID No. 888726097. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115331803, dated 06.08.2026 at 05:59 PM, was generated prior to obtaining the search results.</p> <p>It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period.</p> <p>It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.</p> |      |
| 5.21 | Whether EC is obtained?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | No.  |
|      | EC Details                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | NA   |

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

|  |                             |    |
|--|-----------------------------|----|
|  | No. of years EC obtained    | NA |
|  | Any Encumbrances to specify | NA |
|  | EC Applied by               | NA |

• **PART VI : CERTIFICATE.-**

It is hereby certified that, the entire land property is owned and possessed by the said builder/developer, i.e. M/s. Vision Infra Developers. Their title to the entire land property is valid, legal, marketable and enforceable in the courts of law. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Vision Infra Developers is entitled to sell, transfer and convey the subject property to and in favour of Mr. Siddhant Anand Gajare. Further, the entire land property and subject property is free from encumbrances.

• **Following documents needs to be submitted prior to disbursal of loan/at the time of disbursment of the loan:**

1. Original Allotment Letter issued by the said builder/developer, i.e. M/s. Vision Infra Developers to and in favour of Mr. Siddhant Anand Gajare, peratining to the subject property.
2. Original Agreement to Sale/Sale Deed to be executed and registered by the builder/developer, i.e. M/s. Vision Infra Developers to and in favour of Mr. Siddhant Anand Gajare, peratining to the subject property.
3. Original Payment Receipts issued by the builder/developer, i.e. M/s. Vision Infra Developers to and in favour of Mr. Siddhant Anand Gajare, peratining to the subject property.

---

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B.(Spl.)

**Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..**

**:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::**

4. Copy of Power of Attorney, dated 30.08.2017, executed by the partners of M/s. Vision Infra Developers in favour of (1) Mr. Vinay Mahendra Runwal and (2) Mr. Dilip Vasant Patil, registered in the office of the Sub-Registrar of Assurances, Shirol, under Serial No. 3908/2017.
  5. Copy of Deed of Declaration, dated 26.10.2023, executed by M/s. Vision Infra Developers through its partners, which is registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 5274/2023.
  6. Copy of Reconveyance of Mortgage, dated 06.02.2018, executed by Shri Veershaiv Co-operative Bank Limited, Kolhapur, to and in favour of M/s. Vision Infra Developers through its partners, which is registered in the office of the Joint Sub-Registrar of Assurances, Ichalkaranji No. 2, under Serial No. 444/2018.
  7. Original NOC to Mortgage from the said builder/developer, i.e. M/s. Vision Infra Developers to and in favour of ICICI Home Finance Company Limited, peratining to the subject property.
- **Following documents are required post disbursal (if any) :**
    1. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds for additional/enhanced loan amount.

**Thanking you,**

**Place : Pune.**

**Date : 08.08.2026.**



Narayan  
Laxman  
Khamkar

Digitally signed  
by Narayan  
Laxman Khamkar  
Date: 2026.08.31  
14:20:07 +05'30'

**NARAYAN L. KHAMKAR  
ADVOCATE**

---

**Narayan L. Khamkar (Advocate)**

B.S.L., LL.B. (Spl.)

**Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,  
180, Shivajinagar (Bhamburda), Pune 411005..**

**:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::**

SEARCH RESULTS FOUND DURING E-SEARCH OF THE SUBJECT LAND PROPERTY

| Doc No. | Doc Name        | Regi. Date | SRO Name     | Seller                                                                                                                                                                                                                                                                                                                                                                                                                                         | Purchaser                                                                    | Property                                                                                                                                                                                                                                                                                                                                                  |
|---------|-----------------|------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1796    | Conveyance Deed | 06-04-2005 | Ichalkaranji | Arvind Govind Marathe                                                                                                                                                                                                                                                                                                                                                                                                                          | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe | CTS No. 9225, area 88.6 Sq. Mtrs.; CTS No. 9250/1, area 307.6 Sq. Mtrs.; CTS No. 9250/2, area 206.0 Sq. Mtrs., together with old structure bearing House No. 157; and CTS No. 9250, area 31.4 Sq. Mtrs., together with old structure, situated at Ichalkaranji.                                                                                           |
| 1797    | Conveyance Deed | 06-04-2005 | Ichalkaranji | (1) Indira Baburao Marathe, through Guardian Aditya Rajiv Marathe, (2A) Medha Rajiv Marathe, for herself and as Guardian of (2D) Mugdha Sohan Parandekar, (2C) Aditya Rajiv Marathe, (2B) Kaushik Rajiv Marathe, (3A) Janhavi Navinchandra Marathe, for herself and as Guardian of (3B) Jaydip Navinchandra Marathe, (4A) Alka Ravindra Marathe, for herself and as Guardian of (4B) Prajakta Ravindra Marathe                                 | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe | CTS No. 9250/10, area 311.6 Sq. Mtrs., together with old structure admeasuring 252 Sq. Mtrs. and bearing House No. 161, situated at Ichalkaranji.                                                                                                                                                                                                         |
| 1798    | Conveyance Deed | 06-04-2005 | Ichalkaranji | Anant Balwant Marathe, through Guardian Mrs. Mandakini Anant Marathe                                                                                                                                                                                                                                                                                                                                                                           | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe | CTS No. 9250/9, area 94.0 Sq. Mtrs., together with structure admeasuring 77.25 Sq. Mtrs. bearing House No. 158/1; and CTS No. 9250/2, area 341.6 Sq. Mtrs., together with structure admeasuring 306.0 Sq. Mtrs. bearing House No. 158, situated at Ichalkaranji.                                                                                          |
| 1799    | Conveyance Deed | 06-04-2005 | Ichalkaranji | (1) Indira Baburao Marathe, through Guardian Aditya Rajiv Marathe, (2) Mrs. Shailaja Dilip Lonkar, (3A) Medha Rajiv Marathe, for herself and as Guardian of (3D) Mugdha Sohan Parandekar, (3C) Aditya Rajiv Marathe, (3B) Kaushik Rajiv Marathe, (4A) Janhavi Navinchandra Marathe, for herself and as Guardian of (4B) Jaydip Navinchandra Marathe, (5A) Alka Ravindra Marathe, for herself and as Guardian of (5B) Prajakta Ravindra Marathe | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe | CTS No. 9250/11, area 233.2 Sq. Mtrs., together with old structure admeasuring 229.5 Sq. Mtrs. bearing House No. 162; and CTS No. 9250/6, area 29.2 Sq. Mtrs., situated at Ichalkaranji.                                                                                                                                                                  |
| 1800    | Conveyance Deed | 06-04-2005 | Ichalkaranji | (1) Jayant Dattatray Marathe, (2) Shashikala Dattatray Marathe and (3) Sunil Dattatray Marathe                                                                                                                                                                                                                                                                                                                                                 | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe | CTS No. 9250/4, area 588.3 Sq. Mtrs., together with structure admeasuring 540.0 Sq. Mtrs.; CTS No. 9250/5, area 38.2 Sq. Mtrs., together with structure admeasuring 25.5 Sq. Mtrs. bearing House No. 160; and CTS No. 9250/8, area 47.2 Sq. Mtrs., together with structure admeasuring 39.95 Sq. Mtrs. bearing House No. 160/1, situated at Ichalkaranji. |

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

|      |                                                     |            |                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                               |
|------|-----------------------------------------------------|------------|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1801 | Conveyance Deed                                     | 06-04-2005 | Ichalkaranji                      | (1) Anant Balwant Marathe, through Guardian Mandakini Anant Marathe, (2) Arvind Govind Marathe, (3) Alka Ravindra Marathe, for herself and as Guardian of Prajakta Ravindra Marathe, (4) Shashikala Dattatray Marathe, (5) Jayant Dattatray Marathe, (6) Sunil Dattatray Marathe, (7) Indira Baburao Marathe, through Guardian Aditya Rajiv Marathe, (8) Shailaja Dilip Lonkar, (9) Medha Rajiv Marathe, for herself and as Guardian of Mugdha Sohan Parandekar, Aditya Rajiv Marathe and Kaushik Rajiv Marathe, and (10) Janhavi Navinchandra Marathe, for herself and as Guardian of Jaydip Navinchandra Marathe | Suvastu Construction Pvt. Ltd., through its Director Sunil Dattatray Marathe                                               | CTS No. 9250/3, area 279.8 Sq. Mtrs., being open land, situated within the Municipal limits of Ichalkaranji.                                                                                                                                                                                                                                                                  |
| 4071 | Conveyance Deed                                     | 25-06-2010 | Ichalkaranji                      | Suvastu Construction Pvt. Ltd., Miraj, through its Director Sunil Dattatray Marathe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | M/s. Vision Infra Developers, through its Partners (1) Mahendra Kantilal Runwal and (2) Shrikisan Mathuralal Bhutada (HUF) | CTS No. 9250/3B – 185.75 Sq. Mtrs.; CTS No. 9250/4B – 307.47 Sq. Mtrs.; CTS Nos. 9250/5, 9250/6, 9250/7, 9250/8, 9250/9, 9250/10, 9250/11 and 9250/12; total area 1619.62 Sq. Mtrs., less road/rounding area of 19.62 Sq. Mtrs., net area 1600 Sq. Mtrs., together with existing structures, light and water connections, situated at Ichalkaranji.                           |
| 7337 | Correction Deed                                     | 06-12-2010 | Ichalkaranji                      | Suvastu Construction Pvt. Ltd., Miraj, through its Director Sunil Dattatray Marathe                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | M/s. Vision Infra Developers, through its Partners (1) Mahendra Kantilal Runwal and (2) Shrikisan Mathuralal Bhutada       | CTS No. 9250/3B – 185.75 Sq. Mtrs.; CTS No. 9250/4B – 307.47 Sq. Mtrs.; CTS Nos. 9250/5, 9250/6, 9250/7, 9250/8, 9250/9, 9250/10, 9250/11 and 9250/12, collectively admeasuring 1619.62 Sq. Mtrs.; after amalgamation, the property was assigned CTS No. 9250/B, area 1619.60 Sq. Mtrs.; supplementary/correction deed to original registered Deed No. 4071 dated 25-06-2010. |
| 149  | Agreement Relating to Deposit of Title Deeds / Pawn | 07-03-2024 | Joint Sub-Registrar, Ichalkaranji | HDFC Bank Ltd., Tadiwala Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | (1) Rupali Bajrang Sutar and (2) Bajrang Vishnu Sutar                                                                      | Shop No. UB02, Upper Basement Floor, "Runwal Towers", Ichalkaranji.                                                                                                                                                                                                                                                                                                           |

Narayan L. Khamkar (Advocate)

B.S.L., LL.B.(Spl.)

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

|                                                                                                                                    |                                                            |                                                                         |
|------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------|
| <b>MH007775264202627U</b>                                                                                                          | Government<br>of<br>Maharashtra                            | Regn. 39 M                                                              |
| Department of Registration and Stamps                                                                                              |                                                            |                                                                         |
| 06 Aug 2026                                                                                                                        | Receipt                                                    | Receipt no.: 1115331803                                                 |
|                                                                                                                                    | Name of the Applicant :                                    | Advocate Narayan Laxman Khamkar                                         |
|                                                                                                                                    | Details of property of which document has to be searched : | Dist :Kolhapur Village :Ichalakaranji (na.pa.) S.No/CTS No/G.No. : 9250 |
|                                                                                                                                    | Period of search :                                         | From :2014 To :2026                                                     |
|                                                                                                                                    | Received Fee :                                             | 325                                                                     |
| The above mentioned Search fee has been credited to government vide GRN no :MH007775264202627U                                     |                                                            |                                                                         |
| As this is a computer generated receipt, no stamp or signature is required.                                                        |                                                            |                                                                         |
| For Physical search in office, Please bring this receipt along with mentioned Gras Challan.                                        |                                                            |                                                                         |
| Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'. |                                                            |                                                                         |



CHALLAN  
MTR Form Number-6



|                                                |                    |         |  |               |                           |                                       |                                 |         |                       |  |
|------------------------------------------------|--------------------|---------|--|---------------|---------------------------|---------------------------------------|---------------------------------|---------|-----------------------|--|
| GRN                                            | MH007775264202627U | BARCODE |  |               | Date                      | 05/08/2026-16:54:46                   |                                 | Form ID |                       |  |
| Department Inspector General Of Registration   |                    |         |  |               | Payer Details             |                                       |                                 |         |                       |  |
| Search Fee                                     |                    |         |  |               | TAX ID / TAN (If Any)     |                                       |                                 |         |                       |  |
| Type of Payment Other Items                    |                    |         |  |               | PAN No.(If Applicable)    |                                       |                                 |         |                       |  |
| Office Name PND1_JT DISTT REGISTRAR PUNE URBAN |                    |         |  |               | Full Name                 |                                       | Advocate Narayan Laxman Khamkar |         |                       |  |
| Location PUNE                                  |                    |         |  |               |                           |                                       |                                 |         |                       |  |
| Year 2026-2027 One Time                        |                    |         |  |               | Flat/Block No.            |                                       |                                 |         |                       |  |
| Account Head Details                           |                    |         |  | Amount In Rs. | Premises/Building         |                                       |                                 |         |                       |  |
| 0030072201 SEARCH FEE                          |                    |         |  | 6500.00       | Road/Street               |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               | Area/Locality             |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               | Town/City/District        |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               | PIN                       |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               | Remarks (If Any)          |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               |                           |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               |                           |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               |                           |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               |                           |                                       |                                 |         |                       |  |
|                                                |                    |         |  |               | Amount In                 | Six Thousand Five Hundred Rupees Only |                                 |         |                       |  |
| Total                                          |                    |         |  | 6,500.00      | Words                     |                                       |                                 |         |                       |  |
| Payment Details STATE BANK OF INDIA            |                    |         |  |               | FOR USE IN RECEIVING BANK |                                       |                                 |         |                       |  |
| Cheque-DD Details                              |                    |         |  |               | Bank CIN                  | Ref. No.                              | 00040572026080544579            |         | CPAHCCVEW2            |  |
| Cheque/DD No.                                  |                    |         |  |               | Bank Date                 | RBI Date                              | 05/08/2026-16:24:55             |         | Not Verified with RBI |  |
| Name of Bank                                   |                    |         |  |               | Bank-Branch               |                                       | STATE BANK OF INDIA             |         |                       |  |
| Name of Branch                                 |                    |         |  |               | Scroll No. , Date         |                                       | Not Verified with Scroll        |         |                       |  |

Department ID : 888726097

Mobile No. : XXXXXX6987

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.