



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1457/2026.

Date : 15.09.2026.

Application No. : 77000344493
Transaction Type : Builder purchase
Applicant : Mr. Vinita Ajay Kumar Vishwakarma
Co-Applicant : Mrs. Usha Devi Vishwakarma
Builder : M/s. Arihant Buildcon
Project Finance By : IIFL Home Finance Limited

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Hadapsar Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Vinita Ajay Kumar Vishwakarma and (2) Mrs. Usha Devi Vishwakarma.

- **PART I : PROPERTY DETAILS**

- **Description of Entire Land Property.-**

All that piece and parcel of the land properties collectively admeasuring 00 Hectare 32.26 Ares, i.e. 3,226 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, District Pune, comprising the following portions: (A) Gat No. 254 admeasuring 00 H. 16.50 Ares, i.e. 1,650 Sq. Mtrs., out of 00 H. 26.67 Ares; (B) Gat No. 253 admeasuring 00 H. 07.58 Ares, i.e. 758 Sq. Mtrs.; (C) Gat No. 254 admeasuring 00 H. 04.00 Ares, i.e. 400 Sq. Mtrs.; and (D) Gat No. 254 admeasuring 00 H. 04.18 Ares, i.e. 418 Sq. Mtrs.

Property "A" – Gat No. 254, area 1,650 Sq. Mtrs.:

On or towards the East : Remaining Property of Old Gat No. 1372.

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📍 **Kolhapur Off.** - Flat No. 103, Ground Floor, Ninaidevi CHS Ltd., Near MSEB Sub-Station, Karandemala, New Tarabai Park, Behind Circuit House, Kolhapur, 416003.

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On or towards the West : Road.

On or towards the South : Remaining Property of Old Gat No. 1372.

On or towards the North : Property of Old Gat No. 1372.

- **Property “B” – Gat No. 253, area 758 Sq. Mtrs.:**

On or towards the East : Property of Mr. Goyal.

On or towards the West : Remaining Property of Gat No. 253.

On or towards the South : Property of M/s. Arihant Buildcon.

On or towards the North : Property of Mr. Ravindra Kirange.

- **Property “C” – Gat No. 254, area 400 Sq. Mtrs.:**

On or towards the East : Property of Mr. Goyal.

On or towards the West : Property of M/s. Arihant Buildcon.

On or towards the South : 18 Ft. Road.

On or towards the North : Property of M/s. Arihant Buildcon.

- **Property “D” – Gat No. 254, area 418 Sq. Mtrs.:**

On or towards the East : Property of Mr. Goyal.

On or towards the West : Property of Plot No. 2.

On or towards the South : Property of Sigma Tooling Company.

On or towards the North : Property of M/s. Arihant Buildcon.

Hereinafter collectively referred to as the “Entire Land Property.”

- **DESCRIPTION OF SUBJECT FLAT PROPERTY**

All that piece and parcel of property bearing Flat No. 602, having Carpet Area admeasuring 35.55 Sq. Mtrs. and Balcony Area admeasuring 3.56 Sq. Mtrs., situated on the 6th Floor, in “C” Building/Wing, in the project known as “ARIHANT WISDOM”, together with parking as provided in the Agreement and proportionate rights in the common areas and facilities, constructed/to be constructed on the aforesaid Entire Land Property collectively admeasuring 3,226 Sq. Mtrs.,

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situated at Village Borhadewadi, Taluka Haveli, District Pune, within the limits of Pimpri Chinchwad Municipal Corporation.

Hereinafter, referred to as the “Subject Property”.

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

1. Draft of an Articles of Agreement to be executed and registered by M/s. Arihant Buildcon, a registered partnership firm through its authorised partners with the consent of the original land owners to and in favour of Mr. Vinita Ajay Kumar Vishwakarma, pertaining to the subject property.

• **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. The land bearing Gat No. 254, including the portions forming Property “A”, Property “C” and Property “D”, was originally owned by Mr. Vithoba Damu Borate. Thereafter, upon his application, the names of Mr. Kisan Damu Borate and Mr. Rangnath Damu Borate were recorded in the revenue record vide Mutation Entry No. 1669.
2. Thereafter, Mr. Rangnath Damu Borate died on 09.07.2013 and the names of his legal heirs, including Smt. Gitabai Rangnath Borate, Mr. Hiranman Rangnath Borate, Mr. Baban Rangnath Borate, Mr. Bhausaheb Rangnath Borate, Mr. Dilip Rangnath Borate, Mr. Balu Rangnath Borate, Mrs. Chandrabhaga Dattatraya Bhujbal and Jijabai Mahadu Raykar, were recorded vide Mutation Entry No. 5386.
3. Thereafter, Mrs. Chandrabhaga Dattatraya Bhujbal and Jijabai Mahadu Raykar executed a Release Deed dated 23.10.2013, thereby releasing their respective ancestral shares in favour of Mr. Hiranman Rangnath Borate, Mr. Baban Rangnath Borate, Mr. Bhausaheb Rangnath Borate, Mr. Dilip Rangnath Borate and Mr. Balu Rangnath Borate. The said Release Deed has been

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duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 8763/2013. The effect thereof was recorded by Mutation Entry No. 8384.

4. Thereafter, Mr. Kisan Damu Borate died on 03.06.2014 and his legal heirs were recorded in the revenue record. Subsequently, Mrs. Savitrabai alias Mangal Vasant Karpe, Mrs. Vaishali Bharat Alhat and Mrs. Kavita Santosh Khamkar executed a Release Deed dated 23.10.2013 in favour of Mr. Gorakshnath Kisan Borate, Mr. Ashok Kisan Borate and Mr. Vijay Kisan Borate. The said Release Deed has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 8762/2013. Its effect is recorded by Mutation Entry No. 8242.
5. Thereafter, the concerned landowners, including Mr. Gorakh/Gorakshnath Kisan Borate and others, executed a Development Agreement dated 23.10.2013, whereby they granted and entrusted the development rights in respect of land admeasuring 00 H. 26.67 Ares out of Gat No. 254 to M/s. Dream Associate, through its Partner Mr. Kirtikumar Jayantibhai Ramjiyani and others. The said Development Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 8758/2013.
6. Further, in continuation thereof, the aforesaid landowners executed a Power of Attorney dated 23.10.2013 in favour of M/s. Dream Associate and thereby authorised the developer to undertake the development. The said Power of Attorney has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 8759/2013.
7. Thereafter, M/s. Dream Associate, through its Partner Mr. Kirtikumar Jayantibhai Ramjiyani and others, and Mr. Gorakh Kisan Borate and others executed a Cancellation Deed dated 05.01.2023, thereby cancelling the aforesaid Development Agreement and Power of Attorney. The Agreement presently supplied recites that the said Cancellation Deed is registered with the Sub-Registrar of Assurances, Haveli No. 17 under Serial No. 215/2013. The registration year requires verification, since the stated execution date is in the year 2023.

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8. Thereafter, Mr. Gorakh Kisan Borate and others executed a Sale Deed dated 20.03.2023, and thereby sold, transferred and conveyed the portion of Gat No. 254 admeasuring 00 H. 16.50 Ares, i.e. 1,650 Sq. Mtrs., to and in favour of M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta. The said Sale Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 5808/2023.
9. Further, in connection with the aforesaid transaction, a Power of Attorney dated 20.03.2023 was also executed in favour of M/s. Arihant Buildcon, which has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 5809/2023. Thereafter, the name of M/s. Arihant Buildcon was recorded vide Mutation Entry No. 8680/2023.
10. So far as the land bearing Gat No. 253 admeasuring 758 Sq. Mtrs. is concerned, Mr. Dnyanoba Nathu Borate and others, acting in the manner recorded in the Agreement, executed a Sale Deed dated 01.02.2010 in favour of Catalyst Robotics & Automation Pvt. Ltd., through its concerned representatives. The said Sale Deed has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 722/2010.
11. Thereafter, Catalyst Robotics & Automation Pvt. Ltd. executed a Sale Deed dated 27.11.2022, and thereby sold and conveyed Gat No. 253 to and in favour of (1) Mr. Ataullah Mohamad Khalil Siddiki and (2) Mr. Imran Khan Yarmohamad Chaudhary. The said Sale Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 19811/2022. Their names were thereafter recorded by Mutation Entry No. 8621.
12. Thereafter, Mr. Ataullah Mohamad Khalil Siddiki and Mr. Imran Khan Yarmohamad Chaudhary executed a Development Agreement dated 09.08.2023 in respect of 400 Sq. Mtrs. out of Gat No. 253, whereby they granted development rights to M/s. K.R.V. Buildcon, through

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Mr. Sanjay Kapoorchand Solanki. The said Development Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16673/2023.

13. Further, in continuation thereof, they executed a Power of Attorney dated 09.08.2023 in favour of M/s. K.R.V. Buildcon, which has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 16674/2023.
14. Thereafter, the aforesaid owners executed another Development Agreement dated 08.11.2023 in respect of the remaining 358 Sq. Mtrs. out of Gat No. 253, in favour of M/s. K.R.V. Buildcon through Mr. Sanjay Kapoorchand Solanki. The said Development Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22524/2023.
15. Further, a corresponding Power of Attorney dated 08.11.2023 was executed in favour of M/s. K.R.V. Buildcon and registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22525/2023.
16. Thereafter, M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki, executed a Development Agreement dated 09.08.2024 in respect of 400 Sq. Mtrs. out of Gat No. 253, whereby it granted and entrusted the development rights to M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta. The said Development Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18286/2024.
17. Further, the corresponding Power of Attorney dated 09.08.2024 has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18287/2024.
18. Likewise, M/s. K.R.V. Buildcon executed another Development Agreement dated 09.08.2024 in respect of the remaining 358 Sq. Mtrs. out of Gat No. 253, in favour of M/s. Arihant Buildcon,

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which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18289/2024.

19. Further, the corresponding Power of Attorney dated 09.08.2024 has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18290/2024.
20. So far as the further portion of Gat No. 254 admeasuring 400 Sq. Mtrs. is concerned, Mr. Gorakh Kisan Borate and others executed a Development Agreement dated 09.11.2023 in favour of M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta. The said Development Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22587/2023.
21. Further, the corresponding Power of Attorney dated 09.11.2023 has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22588/2023.
22. So far as the further portion of Gat No. 254 admeasuring approximately 418.06 Sq. Mtrs. is concerned, Mr. Gorakh Kisan Borate and others executed a Development Agreement dated 09.11.2023 in favour of (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar, which has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22589/2023.
23. Further, the corresponding Power of Attorney dated 09.11.2023 has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22590/2023.
24. Thereafter, (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar executed a Development Agreement dated 25.10.2024 in favour of M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta, whereby the development rights in respect of the aforesaid portion were entrusted to the said developer. The said Development

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Agreement has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 24223/2024.

25. Further, the corresponding Power of Attorney dated 25.10.2024 has been registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 24224/2024.
26. Thus, by virtue of the aforesaid Sale Deed and various Development Agreements and Powers of Attorney, M/s. Arihant Buildcon has acquired ownership and/or development rights in respect of the aforesaid land properties and has undertaken development of the project known as “ARIHANT WISDOM”.
27. Thereafter, Pimpri Chinchwad Municipal Corporation sanctioned the building plans and issued Commencement Certificate No. BP/BORHADEWADI/53/2023 dated 17.07.2023, followed by Revised Commencement Certificate No. BP/BORHADEWADI/86/2023 dated 30.11.2023 and further Revised Commencement Certificate No. BP/BORHADEWADI/73/2024 dated 22.10.2024.
28. Further, the competent Revenue Authority granted Non-Agricultural permissions in respect of Gat No. 254, area 1,650 Sq. Mtrs., dated 31.07.2023; Gat No. 253, area 758 Sq. Mtrs., dated 18.10.2022; and Gat Nos. 253 and 254, area 1,017 Sq. Mtrs., dated 31.01.2025. The prefixes of the order numbers are not clearly readable in the OCR copy and should be verified from the original N.A. Orders.
29. Thereafter, the Promoter registered the project “ARIHANT WISDOM” under the Real Estate (Regulation and Development) Act, bearing MahaRERA Registration No. P52100052464, with the Agreement recording the registration period from 08.09.2023 to 31.03.2027.
30. Thereafter, M/s. Arihant Buildcon, through its partners (1) Mr. Subhash Ghewarchand Mehta, (2) Mr. Sachin Dinesh Solanki, (3) Mr. Dinesh Ghewarchand Mehta and (4) Mr. Sanjay

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Kapoorchand Solanki, availed a loan facility of Rs. 5,15,00,000/- (Rupees Five Crore Fifteen Lakh Only) from IIFL Home Finance Limited. In order to secure the due repayment of the said loan, M/s. Arihant Buildcon executed a Mortgage Deed dated 17.02.2025 and thereby mortgaged various flats situated in “ARIHANT WISDOM”, constructed on the land bearing Gat Nos. 253 and 254, collectively admeasuring 3,226 Sq. Mtrs., situated at Village Borhadewadi, Taluka Haveli, District Pune, including the Subject Property bearing Flat No. 602, situated on the 6th Floor of “C” Wing, to and in favour of IIFL Home Finance Limited. The said Mortgage Deed has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 24375/2025, on 18.02.2025.

31. Thus, as aforesaid the said builder/developer, i.e. M/s. Arihant Buildcon is entitled to develop the entire land property by constructing the multi-storied building thereon. However, the subject property is mortgaged to and in favour of IIFL Home Finance Limited. Therefore, the subject property is not free from encumbrances.

32. Therefore, the said builder/developer, i.e. M/s. Arihant Buildcon is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vinita Ajay Vishwakarma or any other prospective purchaser/s subject to NOC to Sell from the said IIFL Home Finance Limited.

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

1. Development Agreement dated 09.08.2024, executed by M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki, to and in favour of M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18286/2024.
2. Power of Attorney dated 09.08.2024, executed by M/s. K.R.V. Buildcon to and in favour of M/s. Arihant Buildcon, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18287/2024.

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3. Development Agreement dated 09.08.2024, executed by M/s. K.R.V. Buildcon to and in favour of M/s. Arihant Buildcon, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18289/2024.
4. Power of Attorney dated 09.08.2024, executed by M/s. K.R.V. Buildcon to and in favour of M/s. Arihant Buildcon, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 18290/2024.
5. Development Agreement dated 09.11.2023, executed by Mr. Gorakh Kisan Borate and others to and in favour of M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22587/2023.
6. Power of Attorney dated 09.11.2023, executed by Mr. Gorakh Kisan Borate and others to and in favour of M/s. Arihant Buildcon, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22588/2023.
7. Development Agreement dated 09.11.2023, executed by Mr. Gorakh Kisan Borate and others to and in favour of (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22589/2023.
8. Power of Attorney dated 09.11.2023, executed by Mr. Gorakh Kisan Borate and others to and in favour of (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 22590/2023.
9. Development Agreement dated 25.10.2024, executed by (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar to and in favour of M/s. Arihant Buildcon, through its

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Partner Mr. Subhash Ghewarchand Jain Mehta, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 24223/2024.

10. Power of Attorney dated 25.10.2024, executed by (1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar to and in favour of M/s. Arihant Buildcon, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 24224/2024.

• **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.

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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	No.

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	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?	
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.
Search Receipt Details - 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. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH010023554202627U and Department ID No. 530338658. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115450443, dated 11.09.2026 at 03:09 PM, was generated prior to obtaining the search results. 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		

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	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. 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.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, the said builder/developer, i.e. M/s. Arihant Buildcon is entitled to develop the entire land property by constructing the multi-storied building thereon. However, the subject property is mortgaged to and in favour of IIFL Home Finance Limited. Therefore, the subject property is not free from encumbrances.

Therefore, the said builder/developer, i.e. M/s. Arihant Buildcon is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vinita Ajay Vishwakarma or any other prospective purchaser/s subject to NOC to Sell from the said IIFL Home Finance Limited.

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

1. Original NOC to Sell from IIFL Home Finance Limited to and in favour of M/s. Arihant Buildcon, pertaining to the subject property.

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2. Original Articles of Agreement to be executed and registered by M/s. Arihant Buildcon, a registered partnership firm through its authorised partners with the consent of the original land owners to and in favour of Mr. Vinita Ajay Kumar Vishwakarma, pertaining to the subject property.
 3. Original Payment Receipts issued by the builder/developer, i.e. M/s. Arihant Buildcon to and in favour of Mr. Vinita Ajay Kumar Vishwakarma, pertaining to the subject property.
 4. Original NOC to Mortgage from the builder/developer, i.e. M/s. Arihant Buildcon to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.
- **Following documents are required post disbursal (if any) :**
 1. Original Simple (Registered) or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 15.09.2026.



**NARAYAN L. KHAMKAR
ADVOCATE**

NARAYAN KHAMKAR & LAW ASSOCIATES

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
8763/2013	Release Deed	23.10.2013	Sub-Registrar of Assurances, Haveli No. 17, Pune	(1) Mrs. Chandrabhaga Dattatraya Bhujbal and (2) Jijabai Mahadu Raykar	(1) Mr. Hiran Rangnath Borate, (2) Mr. Baban Rangnath Borate, (3) Mr. Bhausaheb Rangnath Borate, (4) Mr. Dilip Rangnath Borate and (5) Mr. Balu Rangnath Borate	Their respective ancestral shares in the land bearing Gat No. 254, Village Borhadewadi, Taluka Haveli, District Pune.
8762/2013	Release Deed	23.10.2013	Sub-Registrar of Assurances, Haveli No. 17, Pune	(1) Mrs. Savitrabai alias Mangal Vasant Karpe, (2) Mrs. Vaishali Bharat Alhat and (3) Mrs. Kavita Santosh Khamkar	(1) Mr. Gorakshnath Kisan Borate, (2) Mr. Ashok Kisan Borate and (3) Mr. Vijay Kisan Borate	Their respective shares in the land bearing Gat No. 254, Village Borhadewadi, Taluka Haveli, District Pune.
8758/2013	Development Agreement	23.10.2013	Sub-Registrar of Assurances, Haveli No. 17, Pune	Concerned landowners including Mr. Gorakh/Gorakshnath Kisan Borate and others	M/s. Dream Associate, through its Partner Mr. Kirtikumar Jayantibhai Ramjiyani and others	Land admeasuring 00 H. 26.67 Ares out of Gat No. 254, Village Borhadewadi.
215/2013*	Cancellation Deed	05.01.2023	Sub-Registrar of Assurances, Haveli No. 17, Pune	M/s. Dream Associate, through its Partner Mr. Kirtikumar Jayantibhai Ramjiyani and others	Mr. Gorakh Kisan Borate and others	Cancellation of Development Agreement No. 8758/2013 and Power of Attorney No. 8759/2013 concerning land out of Gat No. 254.
5808/2023	Sale Deed	20.03.2023	Sub-Registrar of Assurances, Haveli No. 5, Pune	Mr. Gorakh Kisan Borate and others	M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta	Portion admeasuring 00 H. 16.50 Ares, i.e. 1,650 Sq. Mtrs., out of Gat No. 254, Village Borhadewadi.
722/2010	Sale Deed	01.02.2010	Sub-Registrar of Assurances, Haveli No. 5, Pune	Mr. Dnyanoba Nathu Borate and others	Catalyst Robotics & Automation Pvt. Ltd.	Land bearing Gat No. 253, admeasuring 758 Sq. Mtrs., Village Borhadewadi.
19811/2022	Sale Deed	27.11.2022	Sub-Registrar of Assurances, Haveli No. 17, Pune	Catalyst Robotics & Automation Pvt. Ltd.	(1) Mr. Ataullah Mohamad Khalil Siddiki and (2) Mr. Imran Khan Yarmohamad Chaudhary	Land bearing Gat No. 253, admeasuring 758 Sq. Mtrs., Village Borhadewadi.
16673/2023	Development Agreement	09.08.2023	Sub-Registrar of Assurances, Haveli No. 5, Pune	(1) Mr. Ataullah Mohamad Khalil Siddiki and (2) Mr. Imran Khan Yarmohamad Chaudhary	M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki	Area admeasuring 400 Sq. Mtrs. out of Gat No. 253, Village Borhadewadi.
22524/2023	Development Agreement	08.11.2023	Sub-Registrar of Assurances, Haveli No. 14, Pune	(1) Mr. Ataullah Mohamad Khalil Siddiki and (2) Mr. Imran Khan Yarmohamad Chaudhary	M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki	Remaining area admeasuring 358 Sq. Mtrs. out of Gat No. 253, Village Borhadewadi.
18286/2024	Development Agreement	09.08.2024	Sub-Registrar of Assurances, Haveli No. 5, Pune	M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki	M/s. Arihant Buildcon, through its Partner Mr. Subhash	Area admeasuring 400 Sq. Mtrs. out of Gat No. 253, Village Borhadewadi.

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					Ghewarchand Jain Mehta	
18289/2024	Development Agreement	09.08.2024	Sub-Registrar of Assurances, Haveli No. 5, Pune	M/s. K.R.V. Buildcon, through Mr. Sanjay Kapoorchand Solanki	M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta	Remaining area admeasuring 358 Sq. Mtrs. out of Gat No. 253, Village Borhadewadi.
22587/2023	Development Agreement	09.11.2023	Sub-Registrar of Assurances, Haveli No. 14, Pune	Mr. Gorakh Kisan Borate and others	M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta	Area admeasuring 400 Sq. Mtrs. out of Gat No. 254, Village Borhadewadi.
22589/2023	Development Agreement	09.11.2023	Sub-Registrar of Assurances, Haveli No. 14, Pune	Mr. Gorakh Kisan Borate and others	(1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar	Area admeasuring approximately 418.06 Sq. Mtrs. out of Gat No. 254, Village Borhadewadi.
24223/2024	Development Agreement	25.10.2024	Sub-Registrar of Assurances, Haveli No. 14, Pune	(1) Mr. Yogeshkumar Chaudhari, (2) Mr. Pukh Raj and (3) Mr. Kirti Kumar	M/s. Arihant Buildcon, through its Partner Mr. Subhash Ghewarchand Jain Mehta	Area admeasuring approximately 418.06 Sq. Mtrs. out of Gat No. 254, Village Borhadewadi.
24375/2025	Mortgage Deed	18.02.2025	Joint Sub-Registrar of Assurances, Haveli No. 24, Pune	M/s. Arihant Buildcon, through its partners (1) Mr. Subhash Ghewarchand Mehta, (2) Mr. Sachin Dinesh Solanki, (3) Mr. Dinesh Ghewarchand Mehta and (4) Mr. Sanjay Kapoorchand Solanki	IIFL Home Finance Limited	Various flats in project "ARIHANT WISDOM", constructed on Gat Nos. 253 and 254, collectively admeasuring 3,226 Sq. Mtrs., including the Subject Property bearing Flat No. 602, 6th Floor, "C" Wing.

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