



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1349/2026.

Date : 04.09.2026.

Application No. : 77000331906
Transaction Type : Balance Transfer
Applicant : Mr. Atul Vidyadhar Rane
Co-Applicant : Asmi Rane
Existing Owner : Mr. Atul Vidyadhar Rane
Existing Lender : Sarswat Co-Operative Bank Limited

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Hadapsar Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Atul Vidyadhar Rane and (2) Asmi Rane.

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

All that piece and parcel of Non-Agricultural land bearing Plot No. 6, admeasuring 1436.80 Sq. Mtrs., forming part of Survey No. 70-A/1, Hissa No. 4 (Part), situated at Village Gajbandhan Patharli, Dombivli, Taluka Kalyan, District Thane, within the limits of Kalyan-Dombivli Municipal Corporation, and within the Registration District Thane and Sub-Registration District Kalyan and which is bounded as under:-

On or towards the East : Boundary of Chola Village.

On or towards the West : Road and beyond the said road, Plot No. 9 out of the same Survey and Hissa Number.

On or towards the North : Plot No. 7 out of the same Survey and Hissa Number.

On or towards the South : Partly Plot No. 5 and partly land of the Municipal Water Storage Tank, out of the same Survey and Hissa Number.

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

NARAYAN KHAMKAR & LAW ASSOCIATES

📍 **Pune Off.** - Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005.

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

✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

- **Description of Subject Property.-**

All that piece and parcel of residential Flat No. B/24, admeasuring 390 Sq. Ft., i.e. 36.21 Sq. Mtrs. built-up area, situated on the Ground Floor, in the building of “Guruchhaya Co-operative Housing Society Limited”, constructed upon Plot No. 6 forming part of Survey No. 70-A/1, Hissa No. 4 (Part), Village Gajbandhan Patharli, Taluka Kalyan, District Thane.

Hereinafter, referred to as the "Subject Property".

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

1. Agreement for Sale dated 10.07.2012, executed by Mr. Vitthal Tulshiram Nalawade to and in favour of Mrs. Revati Anil Kshire, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Kalyan No. 3, under Serial No. 5021/2012, on 10.07.2012.
2. Agreement for Sale dated 08.08.2002, executed by Smt. Sharda Mulshankar Shukla, through her Constituted Attorney Mr. Girish Chandrakant Shukla, to and in favour of Mr. Vitthal Tulshiram Nalawade, which is duly registered in the office of the Sub-Registrar of Assurances, Kalyan No. 4, under Serial No. 2461/2002, on 09.08.2002.
3. LOD issued by Saraswat Co-Operative Bank Limited.

- **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 Entire Land Property bearing Plot No. 6, admeasuring 1436.80 Sq. Mtrs., out of Survey No. 70-A/1, Hissa No. 4 (Part), situated at Village Gajbandhan Patharli, Dombivli, Taluka Kalyan, District Thane, is stated in the available title documents to be owned by Guruchhaya Co-operative Housing Society Limited. However, the original conveyance/acquisition document by which the said Society acquired title to the Entire Land Property has not been

NARAYAN KHAMKAR & LAW ASSOCIATES

 **Pune Off.** - Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005.
 **Kolhapur Off.** - Flat No. 103, Ground Floor, Ninaidevi CHS Ltd., Near MSEB Sub-Station, Karandemala, New Tarabai Park, Behind Circuit House, Kolhapur, 416003.

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

produced for my perusal. The registered Agreement of 2002 records that the building was constructed upon the said land and that the Society was formed in the year 1980.

2. Thereafter, all the flat purchasers/occupants formed and incorporated a Co-operative Housing Society under the name and style of “Guruchhaya Co-operative Housing Society Limited”, bearing Registration No. TNA/KLN/HSG/TC/1192/1980. The Society thereafter issued the requisite shares/share certificate in respect of the flats in the said building.
3. It further appears from the recitals of the subsequent registered Agreement that Smt. Sharda Mulshankar Shukla had purchased the residential Flat No. B-24 from Mr. Sudhakar Ramchandra Pai under an Agreement dated 21.05.1995. Upon payment of the entire consideration and compliance with the terms of the said Agreement, Smt. Sharda Mulshankar Shukla was put into vacant, peaceful and legal possession of the said Flat and subsequently became a member of Guruchhaya Co-operative Housing Society Limited.
4. However, the said Agreement dated 21.05.1995 and the earlier document by which Mr. Sudhakar Ramchandra Pai had acquired the subject flat property have not been produced for verification.
5. Thereafter, Smt. Sharda Mulshankar Shukla, through her constituted attorney Mr. Girish Chandrakant Shukla, executed an Agreement dated 26.07.2002, and thereby agreed to sell, transfer and convey the Flat No. B-24, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, to and in favour of Mr. Vitthal Tulshiram Nalawade. The said Agreement is duly registered in the office of the Sub-Registrar of Assurances, Kalyan No. 4, under Serial No. 2461/2002.
6. By virtue of the aforesaid registered Agreement, Mr. Vitthal Tulshiram Nalawade acquired the right, title, interest and possession in respect of the subject flat property and thereafter became entitled to hold and enjoy the same.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

7. Thereafter, Mr. Vitthal Tulshiram Nalawade executed an Agreement dated 29.06.2012, and thereby agreed to sell, transfer and convey the Flat No. B-24, admeasuring 390 Sq. Ft. Built-up Area, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, to and in favour of Mrs. Revati Anil Kshire. The said Agreement is duly registered in the office of the Sub-Registrar of Assurances, Kalyan No. 3, under Serial No. 5021/2012.
8. The said Agreement records a total consideration of Rs.15,50,000/-, and upon receipt of the entire consideration, the vacant, physical and lawful possession of the subject flat property was to be handed over to Mrs. Revati Anil Kshire.
9. Further, Guruchhaya Co-operative Housing Society Limited had granted its consent/NOC for transfer of the said Flat from Mr. Vitthal Tulshiram Nalawade to Mrs. Revati Anil Kshire and recorded that the Society dues had been cleared at the relevant time.
10. Thereafter, Mrs. Revati Anil Kshire executed an Agreement dated 25.02.2015, and thereby agreed to sell, transfer and convey the Flat No. B-24, admeasuring 390 Sq. Ft. Built-up Area, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, to and in favour of Mr. Atul Vidhyadhar Rane. The said Agreement is duly registered in the office of the Joint Sub-Registrar of Assurances, Kalyan No. 4, under Serial No. 1598/2015.
11. Accordingly, by virtue of the aforesaid registered Agreement, Mr. Atul Vidhyadhar Rane acquired right, title and interest in respect of the subject flat property and became the present owner thereof. The latest Society maintenance bill also reflects Unit No. B/24 in the name of Mr. A. V. Rane.
12. Thereafter, Mr. Atul Vidhyadhar Rane availed a Housing Loan facility of Rs.23,90,000/- from Saraswat Co-operative Bank Limited, Vasai West Branch, under Housing Loan Account No. 426700100000400, which was disbursed on 31.12.2019. For securing repayment of the said loan, the original title documents pertaining to the subject flat property, including the registered Agreements and original Society Share Certificate, were deposited with Saraswat Co-operative Bank Limited.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

13. It further appears that the earlier lender, namely Saraswat Co-operative Bank Limited, has treated Mr. Atul Vidhyadhar Rane as the owner of the subject property and has accepted the original title documents pertaining thereto for creation of mortgage. However, no copy of any Deed of Assignment executed by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane has been produced before me for perusal and verification. Further, during the search conducted on the available registration records, no entry relating to any registered Deed of Assignment in favour of Mr. Atul Vidhyadhar Rane has been found.
14. Therefore, in the absence of production and verification of the duly executed and registered Deed of Assignment, if any, I am unable to conclusively certify the ownership title of Mr. Atul Vidhyadhar Rane in respect of the subject property. Accordingly, for establishing and confirming his ownership title, a copy/original of the Deed of Assignment executed, or to be executed, by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane is required to be produced and verified.
15. Subject to production, due execution, registration and verification of the aforesaid Deed of Assignment and satisfaction as to its legal effect, it may be stated that the subject property is owned and possessed by Mr. Atul Vidhyadhar Rane. However, the subject property is presently mortgaged to and in favour of Saraswat Co-operative Bank Limited for securing the aforesaid housing loan. Therefore, the subject property is not free from encumbrances.

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

1. Agreement, dated 04.03.2004, executed by M/s. Premlok Constructions Pvt. Ltd., through its Directors (1) Mr. Ramesh Parasram Bhatia and (2) Mr. Vinodkumar Jaichandlal Mittal, together with the Owner/Consenting Parties, namely (1) Miss Indumati Kondaji Pawar, (2) Smt. Shakuntala Ganpatrao Dhobale, (3) Smt. Shantabai Shankarrao Gogawale and (4) the legal heirs of Late Shri Vishwanath Kondaji Pawar, namely (a) Shri Balasaheb Vishwanath Pawar, (b) Shri Nandkumar Vishwanath Pawar, (c) Miss Sujata Vishwanath Pawar and (d) Smt. Tanubai Vishwanath Pawar, to and in favour of (1) Mr. Motilal Bastimalji Jain (Semlani)

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

and (2) Mr. Pradip Motilal Jain (Semlani), which is registered in the office of Sub-Registrar of Assurances, Haveli No. 8, Pune, under Serial No. 1526/2004.

2. Release Deed, dated 08.11.2024, executed by (1) Mrs. Jivanlata Motilal Jain, (2) Mrs. Sangeeta Narendra Punamiya alias Sangeeta Motilalji Semlani (Jain), (3) Mr. Sandeep Motilal Jain and (4) Mr. Sachin Motilal Jain, to and in favour of Mr. Pradip Motilal Jain, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 25248/2024.

• **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.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

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?	Yes.
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.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

	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. MH008868551202627E and Department ID No. 746230660. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 11153902841, dated 25.08.2026 at 11:07 AM, 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		

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

	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, on the basis of the documents produced before me and the search conducted in respect of the subject property, the registered Agreement dated 25.02.2015 executed by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane is available on record. However, the Deed of Assignment, if any, executed by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane has not been produced before me for perusal and verification. Further, no entry relating to registration of such Deed of Assignment in favour of Mr. Atul Vidhyadhar Rane has been found in the available registration records searched by me.

Therefore, in the absence of production and verification of the duly executed and registered Deed of Assignment, I am unable to conclusively certify the ownership title of Mr. Atul Vidhyadhar Rane in respect of the subject property. The ownership title of Mr. Atul Vidhyadhar Rane shall be subject to production, due execution, registration and verification of the Deed of Assignment executed or to be executed by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane. Subject to the aforesaid compliance and verification, it may be stated that the subject property is owned and possessed by Mr. Atul Vidhyadhar Rane. However, the subject property is presently

NARAYAN KHAMKAR & LAW ASSOCIATES

 **Pune Off.** - Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005.
 **Kolhapur Off.** - Flat No. 103, Ground Floor, Ninaidevi CHS Ltd., Near MSEB Sub-Station, Karandemala, New Tarabai Park, Behind Circuit House, Kolhapur, 416003.

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

mortgaged to and in favour of Saraswat Co-operative Bank Limited. Therefore, the subject property is not free from encumbrances.

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

Since, it is the case of Balance Transfer.

1. LOD issued by Saraswat Co-Operative Bank Limited.
2. Original Deed of Assignment to be executed and registered Mrs. Ravati Anil Kshire to and in favour of Mr. Atul Vidyadhar Rane, pertaining to the subject property.

- **Following documents are required post disbursal (if any) :**

1. Original Agreement for Sale dated 08.08.2002, executed by Smt. Sharda Mulshankar Shukla, through her Constituted Attorney Mr. Girish Chandrakant Shukla, to and in favour of Mr. Vitthal Tulshiram Nalawade, which is duly registered in the office of the Sub-Registrar of Assurances, Kalyan No. 4, under Serial No. 2461/2002, on 09.08.2002.
2. Original Agreement for Sale dated 10.07.2012, executed by Mr. Vitthal Tulshiram Nalawade to and in favour of Mrs. Revati Anil Kshire, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Kalyan No. 3, under Serial No. 5021/2012, on 10.07.2012.
3. Original Agreement, dated 25-02-2015, executed by Mrs. Revati Anil Kshire to and in favour of Mr. Atul Vidhyadhar Rane, pertaining to Flat No. B-24, admeasuring 390 Sq. Ft. Built-up Area, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, constructed on land bearing Survey No. 70-A/1, Hissa No. 4 (Part), situated at Village Gajbandhan Patharli, which is registered in the office of the Joint Sub-Registrar of Assurances, Kalyan No. 4, under Serial No. 1598/2015.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

4. Original Release Deed/No Dues Certificate from Saraswat Co-Operative Bank Limited.
5. All documents mentioned in the LOD issued by the Saraswat Co-Operative Bank Limited.
6. Original Simple (Registered) or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 20.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.20
14:31:50 +05'30'

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

 **email** - nklawassociates1@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
2461/2002	Agreement	26-07-2002	Sub-Registrar of Assurances, Kalyan No. 4	Smt. Sharda Mulshankar Shukla through her Constituted Attorney Mr. Girish Chandrakant Shukla	Mr. Vitthal Tulshiram Nalawade	Flat No. B-24, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, constructed on land bearing Survey No. 70, A/4, situated at Village Gajbandhan Patharli.
5021/2012	Agreement	29-06-2012	Sub-Registrar of Assurances, Kalyan No. 3	Mr. Vitthal Tulshiram Nalawade	Mrs. Revati Anil Kshire	Flat No. B-24, admeasuring 390 Sq. Ft. Built-up Area, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, constructed on land bearing Survey No. 70/A-1, Hissa No. 4 Part, situated at Village Gajbandhan Patharli.
1598/2015	Agreement	25-02-2015	Joint Sub-Registrar of Assurances, Kalyan No. 4	Mrs. Revati Anil Kshire	Mr. Atul Vidhyadhar Rane	Flat No. B-24, admeasuring 390 Sq. Ft. Built-up Area, situated on the Ground Floor, in Guruchhaya Co-operative Housing Society Limited, constructed on land bearing Survey No. 70-A/1, Hissa No. 4 Part, situated at Village Gajbandhan Patharli.

NARAYAN KHAMKAR & LAW ASSOCIATES

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

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

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

MH008868551202627E	Government of Maharashtra	Regn 39 M
Department of Registration and Stamps		
25 Aug 2026	Receipt	Receipt no.: 1115390841
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Thane Village :Gajbandhan Patharli S.No/CTS No/G.No. : 70
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008868551202627E		
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 Cha llan.		
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	MH008868551202627E	BARCODE			Date	24/08/2026-09:28:54		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				9750.00		Road/Street						
						Area/Locality						
						Town/City/District						
						PIN						
						Remarks (If Any)						
						Amount In		Nine Thousand Seven Hundred Fifty Rupees Only				
Total				9,750.00		Words						
Payment Details BANK OF BARODA					FOR USE IN RECEIVING BANK							
Cheque-DD Details					Bank CIN		Ref. No.		02003942026082400040		1506023821	
Cheque/DD No.					Bank Date		RBI Date		24/08/2026-09:29:55		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA					
Name of Branch					Scroll No. , Date		Not Verified with Scroll					

Department ID : 746230660

Mobile No. : XXXXXX0198

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

निर चिह्न "Tt[s At*w s<m<MtT" mYqt< 6tmt,z wtrNttnttZlct lttgt, Atw<[tr wtrNttMnttZl GwMitt 6tt<zMNtl 6t wtrityttcytt znttMnttZl lttgt, 6ttwl.