



ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1311/2026.

Date : 21.08.2026.

Application No. : 77000333870
Transaction Type : Seller BT
Applicant : Mr. Santosh Sadashiv Khot
Co-Applicant : Mrs. Supriya Santosh Khot
Existing Owner : 1. Mr. Krishna Dnyanoba Walke and
2. Mrs. Sangeeta Krishna Walke
Existing Lender : Truhome Finance Limited

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

- Legal Scrutiny Report pertaining to the file of Mr. Santosh Sadashiv Khot and mrs. Supriya Santosh Khot.

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

All that piece and parcel of the separated land property admeasuring 00 Hectare 45 Ares, including an area admeasuring 00 Hectare 05 Ares under road, from and out of the entire land bearing Survey No. 82/7, totally admeasuring 00 Hectare 75 Ares, situated at Revenue Village Dighi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune and which is bounded as under.-

On or towards the East : By Pune—Alandi Road.
On or towards the South : By Survey No. 82/1 owned by Mr. Hiranman Walke and others.
On or towards the West : By property out of Survey No. 82/4 and Sai Kamal Vihar Building.

Narayan L. Khamkar (Advocate)

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On or towards the North : By property out of Survey Nos. 82/6 and 82/5.

Together with all rights, title, interest, easements and appurtenances attached thereto.

Hereinafter referred to as the “Entire Land Property”.

• **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 106, having an area admeasuring 542 Sq. Ft., i.e. 50.35 Sq. Mtrs. built-up area (36.70 Sq. Mtrs. carpet area), together with an attached terrace admeasuring 100 Sq. Ft., i.e. 9.29 Sq. Mtrs., along with exclusive use of covered car parking, situated on the First Floor, in Building/Wing “A”, out of the project known as “KAMALRAJ HARI DWAR”, constructed on the Entire Land Property bearing Survey No. 82/7, situated at Village Dighi, Taluka Haveli, District Pune, within the local limits of the Pimpri Chinchwad Municipal Corporation.

Hereinafter referred to as the “Subject Flat Property”.

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

1. Original registered Agreement for Sale dated 30.09.2014, executed by M/s. Kamalraj Associates to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 9411/2014

• **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 was originally owned by Mr. Vishnu Genuji Walke. A partition had taken place between Mr. Vishnu Genuji Walke and his brother Mr. Dhondiba Genu Walke, pursuant to which the land bearing Survey No. 82/7 was allotted to the share of Mr. Vishnu Genuji Walke and the effect thereof was recorded vide Mutation Entry No. 645.

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2. Thereafter, Mr. Vishnu Genuji Walke died intestate on 06.06.1964, leaving behind his son Mr. Hari Vishnu Walke and three daughters, namely (1) Tanhubai Appa Kate, (2) Jeejabai Baburao Sonavane and (3) Tulsabai Nivrutti Gavhane, and their names were recorded in the revenue record vide Mutation Entry No. 785.
3. Thereafter, a Partition Deed dated 09.05.2000 was executed between Mr. Hari Vishnu Walke and the other concerned family members, whereby an area admeasuring 00 Hectare 37.5 Ares was allotted to Mr. Dattatray Haribhau Walke and the remaining share was allotted to Mr. Dnyaneshwar/Dnyanoba Haribhau Walke. The said Partition Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 2559/2000, and the effect thereof was recorded vide Mutation Entry No. 8662.
4. Thereafter, (1) Mr. Dattatray Haribhau Walke, (2) Mr. Dnyaneshwar Haribhau Walke, (3) Mr. Satish Dattatray Walke, (4) Mrs. Pramila Chandrakant Kurhade, (5) Mrs. Nirmala Santosh Ghule, (6) Miss Urmila Dnyaneshwar Walke, (7) Miss Vidhya Dnyaneshwar Walke, (8) Miss Snehal Dnyaneshwar Walke, (9) Mr. Lalit Dnyaneshwar Walke, (10) Mrs. Alka Dhondiram Kurhade and (11) Mrs. Surekha Dattatray Ghule executed a Development Agreement dated 23.08.2012, whereby they granted, conveyed and entrusted the development rights in respect of the separated area admeasuring 00 Hectare 45 Ares out of Survey No. 82/7 to and in favour of M/s. Kamalraj Associates. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune on 24.08.2012 under Serial No. 9817/2012.
5. Further, in continuation of and in addition to the aforesaid Development Agreement, the aforesaid landowners executed an Irrevocable General Power of Attorney dated 23.08.2012 in favour of M/s. Kamalraj Associates, thereby appointing and constituting the developer as their true and lawful attorney to carry out development and related transactions. The said Power of

Attorney was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune on 24.08.2012 under Serial No. 9818/2012.

6. Thereafter, the legal heirs of Late Jeejabai Baburao Sonavane, namely (1) Mr. Dattatray Keru Sonavane, (2) Mrs. Vaishali Shankar Kad and (3) Mr. Baban Baburao Sonavane, executed a Release Deed dated 18.06.2013 in favour of (1) Mr. Dattatray Haribhau Walke and (2) Mr. Dnyaneshwar Haribhau Walke. The said Release Deed was registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 5852/2013.
7. Further, the aforesaid persons executed a Consent Deed dated 18.06.2013 in favour of M/s. Kamalraj Associates, which was registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 5853/2013.
8. Thereafter, the legal heirs of Late Tanhubai Appaji Kate, namely (1) Mr. Chandrakant Dasharath Kate, (2) Mr. Sopan Dasharath Kate and (3) Mr. Hanumant Dasharath Kate, executed a Release Deed dated 21.06.2013 in favour of (1) Mr. Dattatray Haribhau Walke and (2) Mr. Dnyaneshwar Haribhau Walke, registered under Serial No. 5973/2013.
9. They also executed a Consent Deed dated 21.06.2013 in favour of M/s. Kamalraj Associates, registered under Serial No. 5974/2013, and a Power of Attorney dated 21.06.2013 in favour of (1) Mr. Dattatray Haribhau Walke and (2) Mr. Dnyaneshwar Haribhau Walke, registered under Serial No. 5975/2013, all in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune.
10. Thereafter, (1) Mrs. Savitribai Baban Vaje, (2) Mrs. Mandabai Prakash Jadhav and (3) Mr. Tanaji Nivrutti Gavhane executed a Release Deed dated 26.06.2013 in favour of (1) Mr. Dattatray Haribhau Walke and (2) Mr. Dnyaneshwar Haribhau Walke, registered under Serial No. 6111/2013.
11. They also executed a Power of Attorney dated 26.06.2013, registered under Serial No. 6112/2013, and a Consent Deed dated 26.06.2013 in favour of M/s. Kamalraj Associates,

registered under Serial No. 6113/2013, in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune.

12. Thereafter, (1) Mr. Kiran Vilas Gavhane, (2) Mr. Vikram Vilas Gavhane, (3) Mrs. Suvarna Mahesh Tapkir and (4) Mrs. Chhaya Sandip Kachare executed a Release Deed dated 28.06.2013, registered under Serial No. 6186/2013, a Power of Attorney dated 28.06.2013, registered under Serial No. 6187/2013, and a Consent Deed dated 28.06.2013 in favour of M/s. Kamalraj Associates, registered under Serial No. 6188/2013, in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune.
13. Accordingly, M/s. Kamalraj Associates acquired and consolidated development rights and authority in respect of the separated land admeasuring 00 Hectare 45 Ares out of Survey No. 82/7.
14. Thereafter, M/s. Kamalraj Associates obtained Non-Agricultural permission from the office of the Additional Collector, Pune, permitting use of the concerned land for residential/commercial non-agricultural purposes vide N.A. Order bearing No. PRH/NA/SR/574/13 dated 15.10.2013. The N.A. papers refer to a net N.A. area of approximately 4404.15 Sq. Mtrs. after road-affected area and sanctioned residential/commercial use.
15. Thereafter, building/layout permission was obtained from the Pimpri Chinchwad Municipal Corporation. The documents refer to Commencement Certificate bearing No. BP/Layout/Dighi/20/2013 dated 03.07.2013, and further record a subsequent/revised Commencement Certificate bearing No. BP/Lay-out/Dighi/20/2014 dated 05.05.2014.
16. Thereafter, M/s. Kamalraj Associates, through its partners, availed a loan facility of Rs.4,00,00,000/- (Rupees Four Crores Only) from Sharad Sahakari Bank Ltd., Market Yard Branch, Pune and, in order to secure repayment thereof, executed a Mortgage Deed dated 25.11.2013. The said Mortgage Deed was duly registered in the office of the Sub-Registrar of

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Assurances, Haveli No. 2, Pune under Serial No. 9358/2013. The mortgage covered, inter alia, the land bearing Survey No. 82/7 admeasuring 00 Hectare 45 Ares as well as other properties described therein. The contemporaneous title report also records this mortgage.

17. Thereafter, M/s. Kamalraj Associates, as Promoter, Builder and Developer and as constituted attorney of the concerned landowners, executed an Agreement for Sale dated 30.09.2014, thereby agreeing to sell, transfer and convey the Subject Flat Property to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke for total consideration of Rs.26,25,400/-. The said Agreement for Sale was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune on 30.09.2014 under Serial No. 9411/2014. The purchaser details are also reflected in the registered document summary.
18. Thereafter, (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke availed a loan facility of Rs.23,95,000/- from Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune. In order to secure due repayment of the said loan, they executed a Mortgage Deed dated 16.10.2014, thereby mortgaging the Subject Flat Property to and in favour of the said Bank. The said Mortgage Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 25, Pune under Serial No. 4258/2014 on 16.10.2014.
19. Thereafter, (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke availed another loan facility of Rs.4,50,000/- from Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune. In order to secure due repayment thereof, they executed a Mortgage Deed dated 08.07.2016, thereby mortgaging the Subject Flat Property in favour of the said Bank. The said Mortgage Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 25, Pune under Serial No. 5680/2016 on 08.07.2016.
20. Further, Mr. Krishna Dnyanoba Walke, Mrs. Sangeeta Krishna Walke, acting also as partner of Grindtech Industries, and Mrs. Salma Isak Pathan, partner of Grindtech Industries, executed another Mortgage Deed dated 08.07.2016 in favour of Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune, in respect of a loan facility of Rs.6,50,000/-. The said Mortgage

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Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 25, Pune under Serial No. 5681/2016.

21. Thereafter, Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune executed a Reconveyance dated 14.08.2017 to and in favour of Mr. Krishna Dnyanoba Walke, Mrs. Sangeeta Krishna Walke/Grindtech Industries and Mrs. Salma Isak Pathan/Grindtech Industries, thereby releasing its mortgage charge over the Subject Flat Property. The said Reconveyance was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune under Serial No. 6687/2017. Considering the identity of the parties, this Reconveyance appears to relate to Mortgage Deed No. 5681/2016.
22. Further, Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune executed another Reconveyance dated 14.08.2017 to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, thereby releasing its mortgage charge over the Subject Flat Property. The said Reconveyance was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune under Serial No. 6688/2017.
23. However, the search entry supplied does not specify whether Reconveyance No. 6688/2017 relates to Mortgage Deed No. 4258/2014, Mortgage Deed No. 5680/2016, or both. Therefore, the actual Reconveyance Deed/Index II must be verified before treating both mortgages as discharged.
24. Thereafter, Sharad Sahakari Bank Ltd., Market Yard Branch, Pune executed a Reconveyance of Mortgage dated 21.10.2020, thereby releasing and extinguishing its mortgage charge created under the aforesaid Mortgage Deed No. 9358/2013 dated 25.11.2013. The said Reconveyance was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune under Serial No. 11578/2020. Accordingly, the mortgage created by M/s. Kamalraj Associates in favour of Sharad Sahakari Bank Ltd. under Serial No. 9358/2013 stands reconveyed/released as per the search entry supplied.

25. The latest PCMC Property Tax Receipt dated 17.08.2026 bearing Property No. 1160204706.00 records Mr. Krishna Dnyanoba Walke and Mrs. Sangeeta Krishna Walke as owners/occupiers of Flat No. 106, Survey No. 82/7, Kamalraj Haridwar, Dighi.
26. The MSEDCL electricity bill also stands in the name of Mr. Krishna Dnyanoba Walke in respect of Flat A-106, Kamalraj Haridwar Society, Survey No. 82/7.
27. Thus, as aforesaid, the Subject Flat Property has been acquired and is presently owned and possessed by (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke. The developer-level Mortgage Deed bearing Serial No. 9358/2013 in favour of Sharad Sahakari Bank Ltd. has subsequently been reconveyed vide Reconveyance No. 11578/2020.
28. Further, the search entries disclose Mortgage Deeds bearing Serial Nos. 4258/2014, 5680/2016 and 5681/2016 in favour of Shri Gajanan Lokseva Sahakari Bank Ltd. and Reconveyances bearing Serial Nos. 6687/2017 and 6688/2017.
29. Reconveyance No. 6687/2017 appears to correspond with Mortgage Deed No. 5681/2016. However, from the search entry of Reconveyance No. 6688/2017 alone, it cannot be conclusively ascertained whether Mortgage Deed No. 4258/2014, Mortgage Deed No. 5680/2016, or both, have been fully discharged. Therefore, the Subject Flat Property should be treated as clear from the aforesaid mortgages only after verification of the original/certified copies of Reconveyance Nos. 6687/2017 and 6688/2017 and/or a No-Dues and Release Certificate from Shri Gajanan Lokseva Sahakari Bank Ltd. confirming discharge of all three mortgage deeds.
30. Thus, as aforesaid, the Subject Property is owned and possessed by (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, and their title thereto is valid, legal, marketable and enforceable in the courts of law. Further, the Subject Property may be treated as free from the aforesaid mortgage encumbrances, subject to verification that the Reconveyance of Mortgage bearing Registration No. 6688/2017, registered in the office of the Sub-Registrar of

Assurances, Haveli No. 14, Pune, has duly released and extinguished the mortgages created under Mortgage Deed Nos. 4258/2014 and 5680/2016, both registered in the office of the Sub-Registrar of Assurances, Haveli No. 25, Pune. Since a copy of the said Reconveyance of Mortgage bearing Registration No. 6688/2017 has not been produced for my perusal and verification, the same shall be obtained and verified prior to disbursement of the loan.

31. Thereafter, Mr. Krishna Dnyanoba Walke, Mrs. Sangeeta Krishna Walke have availed the loan against the mortgage of the subject property from Truhome Finance Limited.

32. Thus, as aforesaid the subject property is owned and possessed by Mr. Krishna Dnyanoba Walke and Mrs. Sangeeta Krishna Walke. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is presently mortgaged to and in favour of Truhome Finance Limited. Therefore, the subject property is not free from encumbrances.

33. Therefore, Mr. Krishna Dnyanoba Walke and Mrs. Sangeeta Krishna Walke are entitled to sell, transfer and convey the subject property to and in favour of Mr. Santosh Sadashiv Khot and Mrs. Supriya Santosh Khot or any other prospective purchaser subject to repayment of the entire mortgage money of the above-referred lender, i.e. Truhome Finance Limited.

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

1. Agreement for Sale, dated 30.09.2014, executed by M/s. Kamalraj Associates, as Promoter, Builder and Developer and as constituted attorney of the concerned landowners, to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, registered in the office of the Sub-Registrar of Assurances, Haveli No. 8, Pune under Serial No. 9411/2014.

• **PART V : OTHER PROVISIONS**

5.1	Whether provisions of urban land ceiling act are applicable?	No.
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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	No.

	premium payable to the Authority upon such transfer.	
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. MH008454285202627E and Department ID No. 80450984. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115368709, dated 19.08.2026 at 10:05 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 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.	

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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 hereby certified that, the subject property is owned and possessed by Mr. Krishna Dnyanoba Walke, Mrs. Sangeeta Krishna Walke. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is mortgaged to and in favour of Truhome Finance Limited. Therefore, the subject property is not free from encumbrances.

Therefore, Mr. Krishna Dnyanoba Walke, Mrs. Sangeeta Krishna Walke are entitled to sell, transfer and convey the subject property to and in favour of Mr. Santosh Sadashiv Khot and Mrs. Supriya Santosh Khot or any other prospective purchaser/s, subject to repayment of the entire mortgage money of the above-referred lender, i.e. Truhome Finance Limited.

• **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 Seller's Balance Transfer.

1. LOD issued by Truhome Finance Limited.

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

1. Original Agreement for Sale dated 30.09.2014, executed by M/s. Kamalraj Associates to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, registered under Serial No. 9411/2014

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2. Original Possession Letter issued by the builder/developer, i.e. M/s. Kamalraj Associates to and in favour of (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke, pertaining to the subject property.
3. Original Reconveyance of Mortgage dated 14.08.2017, registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune under Serial No. 6687/2017, for verification that Mortgage Deed No. 5681/2016 has been fully discharged.
4. Original Reconveyance of Mortgage dated 14.08.2017, registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune under Serial No. 6688/2017, for verification of the precise mortgage deed or mortgage deeds discharged thereunder.
5. Original No-Dues Certificate and NOC/Release of Mortgage from Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune, specifically confirming that all loan accounts secured by Mortgage Deed Nos. 4258/2014, 5680/2016 and 5681/2016 have been fully repaid and that the Bank has no subsisting mortgage, charge, lien, claim or interest over the Subject Flat Property.
6. Original Release Letter/No Dues Certificate from the Truhome Finance Limited.
7. All documents mentioned in the LOD issued by the Truhome Finance Limited.
8. Original Deed of Assignment to be executed and registered by (1) Mr. Krishna Dnyanoba Walke and (2) Mrs. Sangeeta Krishna Walke to and in favour of Mr. Santosh Sadashiv Khot and Mrs. Supriya Santosh Khot, pertaining to the subject property.
9. Original NOC to Mortgage from the builder/developer, i.e. M/s. Kamalraj Associates or the Co-Operative Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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10. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 21.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.24
13:14:20 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
2559/2000	Partition Deed	09-05-2000	Sub-Registrar of Assurances, Haveli No. 8, Pune	Mr. Hari Vishnu Walke and other concerned family members	Mr. Dattatray Haribhau Walke and Mr. Dnyaneshwar Haribhau Walke	Land bearing Survey No. 82/7, Village Dighi, Taluka Haveli, District Pune.
9817/2012	Development Agreement	24-08-2012	Sub-Registrar of Assurances, Haveli No. 10, Pune	(1) Mr. Dattatray Haribhau Walke, (2) Mr. Dnyaneshwar Haribhau Walke, (3) Mr. Satish Dattatray Walke, (4) Mrs. Pramila Chandrakant Kurhade, (5) Mrs. Nirmala Santosh Ghule, (6) Miss Urmila Dnyaneshwar Walke, (7) Miss Vidhya Dnyaneshwar Walke, (8) Miss Snehal Dnyaneshwar Walke, (9) Mr. Lalit Dnyaneshwar Walke, (10) Mrs. Alka Dhondiram Kurhade and (11) Mrs. Surekha Dattatray Ghule	M/s. Kamalraj Associates	Area admeasuring 00 Hectare 45 Ares, including 00 Hectare 05 Ares under road, out of Survey No. 82/7, Dighi.
9818/2012	Irrevocable General Power of Attorney	24-08-2012	Sub-Registrar of Assurances, Haveli No. 10, Pune	Aforesaid 11 landowners	M/s. Kamalraj Associates	Development authority in respect of 00 Hectare 45 Ares out of Survey No. 82/7, Dighi.
5852/2013	Release Deed	18-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Dattatray Keru Sonavane, (2) Vaishali Shankar Kad and (3) Baban Baburao Sonavane	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights in Survey No. 82/7, Dighi.
5853/2013	Consent Deed	18-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Dattatray Keru Sonavane, (2) Vaishali Shankar Kad and (3) Baban Baburao Sonavane	M/s. Kamalraj Associates	Development rights concerning Survey No. 82/7, Dighi.
5973/2013	Release Deed	21-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Chandrakant Dasharath Kate, (2) Sopan Dasharath Kate and (3) Hanumant Dasharath Kate	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights in Survey No. 82/7, Dighi.
5974/2013	Consent Deed	21-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Chandrakant Dasharath Kate, (2) Sopan Dasharath Kate and (3) Hanumant Dasharath Kate	M/s. Kamalraj Associates	Development rights concerning Survey No. 82/7, Dighi.
5975/2013	Power of Attorney	21-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Chandrakant Dasharath Kate, (2) Sopan Dasharath Kate and (3) Hanumant Dasharath Kate	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights and authority concerning Survey No. 82/7, Dighi.
6111/2013	Release Deed	26-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Savitribai Baban Vaje, (2) Mandabai Prakash Jadhav and (3) Tanaji Nivrutti Gavhane	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights in Survey No. 82/7, Dighi.
6112/2013	Power of Attorney	26-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Savitribai Baban Vaje, (2) Mandabai Prakash Jadhav and (3) Tanaji Nivrutti Gavhane	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights and authority concerning Survey No. 82/7, Dighi.

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6113/2013	Consent Deed	26-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Savitribai Baban Vaje, (2) Mandabai Prakash Jadhav and (3) Tanaji Nivrutti Gavhane	M/s. Kamalraj Associates	Development rights concerning Survey No. 82/7, Dighi.
6186/2013	Release Deed	28-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Kiran Vilas Gavhane, (2) Vikram Vilas Gavhane, (3) Suvarna Mahesh Tapkir and (4) Chhaya Sandip Kachare	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights in Survey No. 82/7, Dighi.
6187/2013	Power of Attorney	28-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Kiran Vilas Gavhane, (2) Vikram Vilas Gavhane, (3) Suvarna Mahesh Tapkir and (4) Chhaya Sandip Kachare	(1) Dattatray Haribhau Walke and (2) Dnyaneshwar Haribhau Walke	Undivided rights and authority concerning Survey No. 82/7, Dighi.
6188/2013	Consent Deed	28-06-2013	Sub-Registrar of Assurances, Haveli No. 8, Pune	(1) Kiran Vilas Gavhane, (2) Vikram Vilas Gavhane, (3) Suvarna Mahesh Tapkir and (4) Chhaya Sandip Kachare	M/s. Kamalraj Associates	Development rights concerning 00 Hectare 45 Ares out of Survey No. 82/7, Dighi.
9358/2013	Mortgage Deed	25-11-2013	Sub-Registrar of Assurances, Haveli No. 2, Pune	M/s. Kamalraj Associates through its partners, namely (1) Kamlesh Kanhaiyalal Gandhi, (2) Archana Kamlesh Gandhi, (3) Jatan Kanhaiyalal Gandhi, (4) Mohan Shahaji Thorat and (5) Pratibha Mohan Thorat	Sharad Sahakari Bank Ltd., Market Yard Branch, Pune	Inter alia Survey No. 82/7 admeasuring 00 Hectare 45 Ares, Dighi, together with other properties described in the Mortgage Deed.
9411/2014	Agreement for Sale	30-09-2014	Sub-Registrar of Assurances, Haveli No. 8, Pune	M/s. Kamalraj Associates, as Promoter/Developer and constituted attorney of the concerned landowners	(1) Krishna Dnyanoba Walke and (2) Sangeeta Krishna Walke	Flat No. 106, First Floor, Building "A", "Kamalraj Hari Dwar", 542 Sq. Ft. / 50.35 Sq. Mtrs. built-up, terrace 100 Sq. Ft. / 9.29 Sq. Mtrs., with covered car parking.
4258/2014	Mortgage Deed	16-10-2014	Sub-Registrar of Assurances, Haveli No. 25, Pune	(1) Krishna Dnyanoba Walke and (2) Sangeeta Krishna Walke	Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune	Flat No. 106, First Floor, Building "A", Kamalraj Haridwar, 542 Sq. Ft. with terrace 100 Sq. Ft. and covered car parking.
5680/2016	Mortgage Deed	08-07-2016	Sub-Registrar of Assurances, Haveli No. 25, Pune	(1) Krishna Dnyanoba Walke and (2) Sangeeta Krishna Walke	Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune	Flat No. 106, First Floor, Building "A", Kamalraj Haridwar, 542 Sq. Ft. with terrace 100 Sq. Ft. and covered car parking.
5681/2016	Mortgage Deed	08-07-2016	Sub-Registrar of Assurances, Haveli No. 25, Pune	(1) Krishna Dnyanoba Walke, (2) Sangeeta Krishna Walke, for herself and as partner of Grindtech Industries, and (3) Salma Isak Pathan, partner of Grindtech Industries	Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune	Flat No. 106, First Floor, Building "A", Kamalraj Haridwar, 542 Sq. Ft. with terrace 100 Sq. Ft. and covered car parking.

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6687/2017	Reconveyance of Mortgage	14-08-2017	Sub-Registrar of Assurances, Haveli No. 14, Pune	Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune	(1) Krishna Dnyanoba Walke, (2) Sangeeta Krishna Walke/Grindtech Industries and (3) Salma Isak Pathan/Grindtech Industries	Flat No. 106, First Floor, Building "A", Kamalraj Haridwar, with terrace and covered car parking.
6688/2017	Reconveyance of Mortgage	14-08-2017	Sub-Registrar of Assurances, Haveli No. 14, Pune	Shri Gajanan Lokseva Sahakari Bank Ltd., Bhosari Branch, Pune	(1) Krishna Dnyanoba Walke and (2) Sangeeta Krishna Walke	Flat No. 106, First Floor, Building "A", Kamalraj Haridwar, with terrace and covered car parking.
11578/2020	Reconveyance of Mortgage	21-10-2020	Sub-Registrar of Assurances, Haveli No. 14, Pune	Sharad Sahakari Bank Ltd., Market Yard Branch, Pune	M/s. Kamalraj Associates through its concerned partners	Reconveyance and release of the properties mortgaged under Mortgage Deed No. 9358/2013, including Survey No. 82/7, Dighi.

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MH008454285202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Aug 2026	Receipt	Receipt no.: 1115368709
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Dighi S.No/CTS No/G.No. : 82
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008454285202627E		
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 '.		



GRN MH008454285202627E		BARCODE 		Date 17/08/2026-14:49:33		Form ID			
Department Inspector General Of Registration				Payer Details					
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)					
				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.	02003942026081700669		1505117061	
Cheque/DD No.				Bank Date	RBI Date	17/08/2026-14:50:44		Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : XXXXXX0198

Department ID : 80450984 Mobile No. : X

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

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.