



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

ADVOCATE & NOTARY
(Government of India)

Ref. No. : IHFC/TSR/891/2026.

Date : 25.06.2026

Application No. : 77000280043
Transaction Type : Builder Purchase
Applicant : Mr. Vijay Vishwanath Jadhav
Co-Applicant : Nil

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

- **Legal Scrutiny Report pertaining to the file of Mr. Vijay Vishwanth Jadhav.**
- **PART I : PROPERTY DETAILS**
- **Description of Entire Land Property.-**

All that piece and parcel of land admeasuring 1161 Sq. Ft., bearing Old Survey No. 46, Hissa No. 14/2 and New Survey No. 26/7/14/2A/1/4, Hissa No. 11, situated at Village – Hingane Khurd, Vitthalwadi, Taluka – Haveli, District – Pune, within the local limits of Pune 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 : Property of Mr. Pandurang Hagawane
On or towards the West : Property of Mr. Pandurang Hagawane / Remaining property of
Mr. Maruti Hagawane
On or towards the South : Property of S.K. Developers
On or towards the North : Road and Gat Nos. 93 & 94

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

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- **Description of Subject Property.-**

All that piece and parcel of Flat No. 07 admeasuring 46.45 Sq. Mtrs. (500 Sq. Ft.) built-up area and Flat No. 08 admeasuring 46.45 Sq. Mtrs. (500 Sq. Ft.) built-up area, both situated on the Fourth Floor of the building known as "Pranjal Villa", together with proportionate undivided share in the land, common areas, common facilities, rights of ingress and egress and all easements appurtenant thereto, constructed on the entire land property bearing Old Survey No. 46, Hissa No. 14/2 and New Survey No. 26/7/14/2A/1/4, Hissa No. 11, situated at Village – Hingane Khurd, Vitthalwadi, Taluka – Haveli, District – Pune, within the local limits of Pune Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

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

1. Sale Deed, dated 12.03.1993 executed by (1) Mr. Sagar Moreshwar Deo and (2) Mrs. Sarita Sagar Deo to and in favour of Mrs. Nirmala Achyut Deshpande, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 9, Pune under Serial No. 1009/1993.
2. Draft of an Agreement to be executed and registered by Mr. Dhananjay Achyut Deshpande to and in favour of Mr. Vijay Vishwanath Jadhav, 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. That the entire land property was originally owned and possessed by Mr. Sagar Moreshwar Deo and Mrs. Sarita Sagar Deo.
2. Thereafter, Mr. Sagar Moreshwar Deo and Mrs. Sarita Sagar Deo have executed the Sale Deed, dated 12.03.1993 and thereby sold, transferred and conveyed the entire land property to and in favour of Mrs. Nirmala Achyut Deshpande. The said sale deed is registered in the office of Sub – Registrar of Assurances, Haveli No. 9, Pune under serial number 1009/1993.

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3. Thereafter, Late Mr. Achyut Deshpande, husband of Late Smt. Nirmala Achyut Deshpande, predeceased her. Subsequently, Late Smt. Nirmala Achyut Deshpande died intestate on 03.05.2014, leaving behind Mr. Dhananjay Achyut Deshpande as her sole son and exclusive legal heir. Consequently, by virtue of succession under the provisions of the Hindu Succession Act, 1956, Mr. Dhananjay Achyut Deshpande became the absolute owner and possessor of the entire land property.
4. Thereafter, Mr. Dhananjay Achyut Deshpande planned and undertook the development of the entire land property by constructing a residential building known as "Pranjal Villa", consisting of Ground Floor plus Five Upper Floors (G+5), for sale of residential flats on ownership basis.
5. However, no documents relating to the sanction of building plans, Commencement Certificate, Completion Certificate, Occupancy Certificate or any other approvals evidencing the validity and legality of the construction of the multi-storied building have been produced before us for verification. In the absence of such documents, we are unable to verify or certify the legality or validity of the construction carried out on the entire land property and, therefore, we refrain from expressing any opinion or making any comment in that regard.
6. Thus, as aforesaid Mr. Dhananjay Achyut Deshpande is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vijay Vishwanath Jadhav or any other prospective purchaser/s.

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

1. Sale Deed, dated 12.03.1993 executed by (1) Mr. Sagar Moreshwar Deo and (2) Mrs. Sarita Sagar Deo to and in favour of Mrs. Nirmala Achyut Deshpande, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 9, Pune under Serial No. 1009/1993.

• **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. MH004508888202627U and Department ID No. 80336349. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115169829, dated 17.06.2026 at 10:14 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 certified that, the entire land property and subject property is owned and possessed by Mr. Dhanajay Achut Deshpande. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the entire land property and subject property is free from encumbrances. Therefore, Mr. Dhananjay Achayut Deshpande is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vijay Vishwanath Jadhav or any other prospective purchaser/s.

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

1. Original Agreement to be executed and registered by Mr. Dhanandjay Achyut Deshpande to and in favour of Mr. Vijay Vishwanath Jadhav, pertaining to the subject property.
2. Original Payment Receipt issued by Mr. Dhananjay Achyut Deshpande to and in favour of Mr. Vijay Vishwanath Jadhav, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. Mr. Dhananjay Achyut Deshpande to and in favour of Mr. Vijay Vishwnath Jadhav, pertaining to the subject property.

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

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1. Original Sale Deed to be to be executed and registered by Mr. Dhanandjay Achyut Deshpande to and in favour of Mr. Vijay Vishwanath Jadhav, pertaining to the subject property.
2. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 25.06.2026.



Narayan
Laxman
Khamkar

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.06.25
11:49:51 +05'30'

**NARAYAN L. KHAMKAR
ADVOCATE**

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller / Executant	Purchaser / Beneficiary	Property
Nil	Nil	Nil	Nil	Nil	Nil	Nil

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MH004508888202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Jun 2026	Receipt	Receipt no.: 1115169829
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Hingane Khurd S.No/CTS No/G.No. : 46
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH004508888202627U		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on ' gras.mahakosh.gov.in/challan/views/frmSearchChallanWithoutReg.php '.		



CHALLAN
MTR Form Number-6



GRN	MH00450888202627U	BARCODE			Date	15/06/2026-18:13:58		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				3250.00	Road/Street						
					Area/Locality						
					Town/City/District						
					PIN						
					Remarks (If Any)						
					Amount In		Three Thousand Two Hundred Fifty Rupees Only				
Total				3,250.00	Words						
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN		Ref. No.	00040572026061533814		CPAGVPIAZ8	
Cheque/DD No.					Bank Date		RBI Date	15/06/2026-18:24:15		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : 80336349

Mobile No. : XXXXXX6987

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" मरQyt< ॰तत,z वररNतततZlct lttgt, Atw<[tr वररNततMततZl GwMitt ॰tt<zMNtl ॰t वररityttcytt znttMnttZl lttgt, ॰ttwl.