



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1265/2026.

Date : 13.08.2026.

Application No. : 77000329961
Transaction Type : Resale
Applicant : Mr. Ravindra Digambar Kharote
Co-Applicant : Mr. Digambar Gangadhar Kharote
Existing Owners : 1. Mr. Rushikesh Prakash Prabhune and
2. Mr. Prakash Laxman Prabhune
Existing Lender : HDFC Bank Limited

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Main Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Ravindra Digambar Kharote and Mr. Digambar Gangadhar Kharote.**

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land admeasuring 4 Hectares 91 Ares, out of Gat No. 433, totally admeasuring 7 Hectares 52 Ares, excluding the portion under Pune-Panshet Road, together with land admeasuring 00 Hectare 32 Ares bearing Gat No. 430, both situated at Village Donje, Taluka Haveli, District Pune.

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 104, having saleable built-up area admeasuring 44.59 Sq. Mtrs., together with adjoining terrace admeasuring 4.92 Sq. Mtrs. and open car parking area admeasuring 9.30 Sq. Mtrs., situated on the First Floor of Building "C", in the

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project known as "SURAJYA", constructed on the Entire Land Property bearing Gat No. 430 and Gat No. 433 (Part), situated at Village Donje, Taluka Haveli, District Pune.

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 17.10.2013, executed by M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, together with (1) Mrs. Rajinder Mohini Satpal Malhotra, being the legatee of late Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra, to and in favour of (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 25.11.2013, under Serial No. 9145/2013.

• **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 comprising land admeasuring 4 Hectares 91 Ares out of Gat No. 433, totally admeasuring 7 Hectares 52 Ares, excluding the portion under Pune–Panshet Road, together with land admeasuring 00 Hectare 32 Ares bearing Gat No. 430, situated at Village Donje, Taluka Haveli, District Pune, was owned and possessed by (1) Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra, being the Consenting Parties.
2. Thereafter, (1) Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra executed an Agreement for Sale dated 10.08.2011, whereby they granted and entrusted the rights of development and sale of units in respect of the Entire Land Property to and in favour of M/s. Balark Buildcon, a

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partnership firm. The said Agreement for Sale has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 7392/2011.

3. Further, in continuation of and in addition to the aforesaid Agreement for Sale, (1) Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra also executed a Power of Attorney dated 10.08.2011 in favour of M/s. Balark Buildcon, thereby authorising the developer to undertake and complete the development of the Entire Land Property and to sell the units to be constructed thereon. The said Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 7393/2011.
4. Thereafter, M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, proposed to develop the aforesaid Entire Land Property by constructing a residential project thereon under the name and style of "SURAJYA".
5. Thereafter, M/s. Balark Buildcon obtained the sanctioned layout/building plans for the proposed construction upon the Entire Land Property from the Assistant Director of Town Planning, Pune, vide approval bearing No. NABP/MAUJE DONJE/TAL. HAVELI/GAT NO. 430 & 433 (Part)/SSP/2603, dated 02.06.2012. The sanctioned building plan placed on record also describes the proposed residential building on Gat No. 430 + 433 at Mouje Donje, Taluka Haveli, Pune.
6. Thereafter, M/s. Balark Buildcon obtained a Non-Agricultural Order from the office of the Collector, Pune, thereby permitting the non-agricultural use of the said land. The said permission was granted vide N.A. Order bearing No. PRH/NASR/87/2012, dated 31.01.2013.
7. Thereafter, Mr. Satpal Sitaram Malhotra expired on 23.07.2013. Under his Will dated 02.03.2007, read with Codicil dated 15.02.2012, he bequeathed his share in the said property

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absolutely to his wife, Mrs. Rajinder Mohini Satpal Malhotra, and accordingly, she became the absolute owner of the share of late Mr. Satpal Sitaram Malhotra in the said property.

8. Thereafter, M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, as Promoter, together with (1) Mrs. Rajinder Mohini Satpal Malhotra, being the legatee of late Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra, as Consenting Parties, executed an Agreement for Sale dated 17.10.2013, thereby agreed to sell, transfer and convey Flat No. 104, having saleable built-up area admeasuring 44.59 Sq. Mtrs., together with adjoining terrace admeasuring 4.92 Sq. Mtrs. and open car parking area admeasuring 9.30 Sq. Mtrs., situated on the First Floor of Building "C", in the project known as "SURAJYA", to and in favour of (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune, for total consideration of Rs. 15,50,925/-. The said Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 25.11.2013, under Serial No. 9145/2013.
9. Thereafter, (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune availed a loan facility of Rs. 14,70,000/- from HDFC Bank Limited, Sinhagad Road Branch. In order to secure the due repayment of the said loan together with interest, costs, charges and other monies payable thereunder, they created a mortgage over the subject flat property in favour of HDFC Bank Limited by way of deposit of title deeds. Accordingly, an Agreement Relating to Deposit of Title Deeds was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 21, Pune, on 29.01.2014, under Serial No. 924/2014.
10. Thereafter, (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune have paid the entire consideration amount as agreed and stipulated under the aforesaid Agreement for Sale to the Promoter. Accordingly, the Promoter has handed over the physical possession

of the subject flat property to and in favour of (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune.

11. Thereafter, (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune, as Licensors, executed a Leave and License Agreement dated 25.01.2019, and thereby permitted Mr. Pandurang Rajaram Waghmode, as Licensee, to use, occupy and enjoy the subject flat property on leave and license basis. The said Leave and License Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 22, Pune, on 25.01.2019, under Serial No. 1271/2019.
12. Thereafter, (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune, as Licensors, executed a Leave and License Agreement dated 05.02.2021, and thereby permitted Mr. Pandurang Rajaram Waghmode, as Licensee, to use, occupy and enjoy the subject flat property on leave and license basis. The said Leave and License Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, on 05.02.2021, under Serial No. 2138/2021.
13. Thereafter, (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune, as Licensors, executed a Leave and License Agreement dated 12.01.2023, and thereby permitted Mr. Punaram Kailashchand Meghwal, as Licensee, to use, occupy and enjoy the subject flat property on leave and license basis. The said Leave and License Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 23, Pune, on 12.01.2023, under Serial No. 1040/2023.
14. Thereafter, (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune, as Licensors, executed a Leave and License Agreement dated 03.07.2025, and thereby permitted Mr. Punaram Kailashchand Meghwal, as Licensee, to use, occupy and enjoy the subject flat property on leave and license basis. The said Leave and License Agreement has been duly

registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 24, Pune, on 03.07.2025, under Serial No. 18122/2025.

15. Thus, as aforesaid the subject property is owned and possessed by (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune. 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 HDFC Bank Limited. Therefore, the subject property is not free from encumbrances.

16. Therefore, (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune are entitled to sell, transfer and convey the subject property to and in favour of Mr. Ravindra Digambar Kharote and Mr. Digambar Gangadhar Karote or any other prospective purchaser/s subject to payment of the entire mortgage-money of the above-referred lender, i.e. HDFC Bank Limited.

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

1. Agreement for Sale, dated 17.10.2013, executed by M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, together with (1) Mrs. Rajinder Mohini Satpal Malhotra, being the legatee of late Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra, to and in favour of (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 25.11.2013, under Serial No. 9145/2013.

• **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. MH007909070202627E and Department ID No. 396311243. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115340868, dated 10.08.2026 at 03:12 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 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 (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune. 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 HDFC 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:**

1. Original Agreement for Sale, dated 17.10.2013, executed by M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, together with (1) Mrs. Rajinder Mohini Satpal Malhotra, being the legatee of late Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra, to and in favour of (1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 25.11.2013, under Serial No. 9145/2013.
2. Original Possession Letter issued by M/s. Balark Buildcon to and in favour of Mr. Rushikesh Prakash Prabhune and Mr. Prakash Laxman Prabhune, pertaining to the subject property.
3. Original Release Letter/No Dues Certificate from HDFC Bank Limited, pertaining to the subject property.

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4. Copy of Leave and License Agreement, dated 25.01.2019, executed by (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune to and in favour of Mr. Pandurang Rajaram Waghmode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 22, Pune, under Serial No. 1271/2019.
5. Copy of Leave and License Agreement, dated 05.02.2021, executed by (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune to and in favour of Mr. Pandurang Rajaram Waghmode, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 2138/2021.
6. Copy of Leave and License Agreement, dated 12.01.2023, executed by (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune to and in favour of Mr. Punaram Kailashchand Meghwal, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 23, Pune, under Serial No. 1040/2023.
7. Copy of Leave and License Agreement, dated 03.07.2025, executed by (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune to and in favour of Mr. Punaram Kailashchand Meghwal, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 24, Pune, under Serial No. 18122/2025.
8. Original NOC/Consent to Mortgage from Mr. Punaram Kailashchand Meghwal, if he is in possession of the subject property as Licensee; OR a Declaration from the owners, namely (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune, confirming that Mr. Punaram Kailashchand Meghwal is not in possession of the subject property.

9. Original Deed of Assignment to be executed and registered by (1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune to and in favour of Mr. Ravindra Digambar Kharote and Mr. Digambar Gangadhar Kharote, peratining to the subject property.
 10. Original NOC to Mortgage from the builder/developer, i.e. M/s. Balark Buildcon or the Co-Operative Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited, peratining to the subject property.
- **Following documents are required post disbursal (if any) :**
 1. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds for additional/enhanced loan amount.

Thanking you,

Place : Pune.

Date : 13.08.2026.



Narayan
Laxman
Khamkar

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.13
14:12:03 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
7392/2011	Agreement for Sale	10.08.2011	Sub-Registrar, Haveli No. 1, Pune	(1) Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra	M/s. Balark Buildcon	Land admeasuring 4 Hectares 91 Ares out of Gat No. 433, together with land admeasuring 00 Hectare 32 Ares bearing Gat No. 430, situated at Village Donje, Taluka Haveli, District Pune.
7393/2011	Power of Attorney	10.08.2011	Sub-Registrar, Haveli No. 1, Pune	(1) Mr. Satpal Sitaram Malhotra, (2) Mr. Baldevraj Sitaram Malhotra, (3) Mr. Ashwini Baldevraj Malhotra and (4) Mr. Mukesh Satpal Malhotra	M/s. Balark Buildcon	Land admeasuring 4 Hectares 91 Ares out of Gat No. 433, together with land admeasuring 00 Hectare 32 Ares bearing Gat No. 430, situated at Village Donje, Taluka Haveli, District Pune.
9145/2013	Agreement for Sale	25.11.2013	Sub-Registrar, Haveli No. 1, Pune	M/s. Balark Buildcon, through its partners (1) Mr. Ramlakhan Brijmohan Shulka and (2) Mr. Balkrishna Kashinath Pate, together with the Consenting Parties	(1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune	Flat No. 104, First Floor, Building "C", "SURAJYA", admeasuring 44.59 Sq. Mtrs., with adjoining terrace 4.92 Sq. Mtrs. and open car parking 9.30 Sq. Mtrs., Gat Nos. 430 and 433 (Part), Village Donje, Pune.
924/2014	Agreement Relating to Deposit of Title Deeds	29.01.2014	Joint S.R. Haveli No. 21	(1) Mr. Rushikesh Prakash Prabhune and (2) Mr. Prakash Laxman Prabhune	HDFC Bank Limited, Sinhagad Road	Flat No. C-104, "SURAJYA", Sinhagad Road, Donje, Pune. Loan Amount: Rs. 14,70,000/-.
1271/2019	Leave and License Agreement	25.01.2019	Joint S.R. Haveli No. 22	(1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune	Mr. Pandurang Rajaram Waghmode	Flat No. C-104, First Floor, Building "SURAJYA", Donje Phata, Sinhagad Road, Donje, District Pune.
2138/2021	Leave and License Agreement	05.02.2021	Joint S.R. Haveli No. 26	(1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune	Mr. Pandurang Rajaram Waghmode	Flat No. C-104, First Floor, Building "SURAJYA", Donje Phata, Sinhagad Road, Donje, District Pune.
1040/2023	Leave and License Agreement	12.01.2023	Joint S.R. Haveli No. 23	(1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune	Mr. Punaram Kailashchand Meghwal	Flat No. C-104, First Floor, Building "SURAJYA", Donje Phata, Sinhagad Road, Donje, District Pune.
18122/2025	Leave and License Agreement	03.07.2025	Joint S.R. Haveli No. 24	(1) Mr. Prakash Laxman Prabhune and (2) Mr. Rushikesh Prakash Prabhune	Mr. Punaram Kailashchand Meghwal	Flat No. C-104, First Floor, Building "SURAJYA", Donje Phata, Sinhagad Road, Donje, District Pune.

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MH007909070202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
10 Aug 2026	Receipt	Receipt no.: 1115340868
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Donaje S.No/CTS No/G.No. : 430
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007909070202627E		
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	MH007909070202627E	BARCODE			Date	07/08/2026-14:56:07		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.	02003942026080700666		1503752530	
Cheque/DD No.					Bank Date	RBI Date	07/08/2026-14:57:27		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 396311243

Mobile No. : XXXXXX0198

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 नमुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.