

Adv. Amey Deepak Dhavale

Advocate & Notary (Govt. of India)

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Office – Office No. 6, 1st Floor, Diwan Tower, C. S. No. 416/B, B Ward, Opp. Nootan Marathi Vidyalaya, Mirajkar Tikti Area, Kolhapur – 416012, Maharashtra State.

Ref. – 26/HHFL/LSR/KOP/SEP/-

Date – 29/09/2026

Legal Scrutiny Report

Dear Sir / Madam,

Subject :- Legal Scrutiny Report in respect of the file of Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar.

Date of Legal Initiation	28/09/2026.
Application No.	MH/KLP/KLPR/A000003921.
Name of Applicant	Mr. Namadev Bandu Sutar.
Name of Co – Applicant/s	Mrs. Namrata Namadev Sutar.
Relationship between Applicant and Co– Applicant/s	Husband – Wife.
Purpose of Loan	Home Loan (New Purchase).
Lead amount	
The property is found / proposed to be found in whose name?	<u>Present Owner cum Developer</u> – M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake. <u>Proposed Purchasers</u> – Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar.

PART-I : DESCRIPTION AND SCHEDULE OF THE CONCERNED PROPERTY :-

All that piece and parcel of a residential use Flat Unit No. 403, having Carpet area admeasuring 51.35 Sq. Mtrs. and Saleable area admeasuring 71.89 Sq. Mtrs., situated on the Fourth Floor of a multi-storied residential and commercial use building known as ‘Shri Ganesh Apartment’, constructed on a portion of land admeasuring 325.22 Sq. Mtrs. out of the non-agricultural (residential) use Plot No. 19, totally admeasuring 487.83 Sq. Mtrs., situated in a Plotting Scheme carried out on R. S. No. 232/3 (PU-ID No. 36938659532) (old R. S. No. 379/3), totally admeasuring 17,573.86 Sq. Mtrs., situated within the local limits of the Gadhinglaj Municipal Council, at village Gadhinglaj, Tal.

Gadhinglaj, Dist. Kolhapur and the said Flat Unit No. 403 is bounded on or towards –

Boundaries As Per The Registered Deed of Declaration and Draft Copy of the Deed of Apartment (Sale Deed) Proposed to be Executed	
North	Flat Unit No. 402.
South	30 Ft. wide Road.
East	50 Ft. wide Road.
West	Lift / Staircase.

Said Flat Unit No. 403 along with 08.52% undivided share and interest in the land, construction and the general and common areas and facilities provided in the said project known as 'Shri Ganesh Apartment' as mentioned in detail in the Deed of Declaration dated 07/03/2024 which is registered on the same day at Doc. Reg. No. GH/1146/2024.

(The description of property mentioned above is incorporated from the documents produced before me and mentioned below in detail at Part – II.)

PART-II : LIST OF DOCUMENTS SCRUTINISED BY ME :-

Sr. No.	Date	Name Of The Documents (Details)	Whether Original / Photocopy
(1)	28/09/2026	Digitally Signed 7/12 extract in respect of R. S. No. 232/3, situated at village Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur, having PU-ID No. 36938659532.	Computer Print
(2)	---	Draft of Deed of Apartment (Sale Deed) in respect of the aforesaid property, proposed to be executed by M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake in favour of Mr. Namadev Bandu Sutar & Mrs. Namrata Namadev Sutar.	Computer Print
(3)	07/03/2024	Deed of Declaration in respect of the aforesaid property, dated 07/03/2024, executed by M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta	Photostat Copy

		Chalu Wake, which is registered at Doc. Reg. No. GHL/1146/2024, along with its RR No. 1364 and Index-II Certified Copy.	
(4)	10/01/2023	Correction Deed in respect of the aforesaid property, dated 10/01/2023, executed by Mr. Ashok Virapakshapa Paramshetti & others and M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, which is registered at Doc. Reg. No. GHL/158/2023, along with its RR No. 193.	Photostat Copy
(5)	02/12/2022	Sale Deed in respect of the aforesaid property, dated 29/11/2022, executed by Mr. Ashok Virapakshapa Paramshetti & others in favour of M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, which is registered at Doc. Reg. No. GHL/4356/2022, along with its RR No. 5589.	Photostat Copy
(6)	13/10/2023	Building Completion Certificate / Occupancy Certificate bearing No. <i>Gad. NaPa. / Bandh. Vaapar Pramaanpatra / 945 / 2023</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy
(7)	20/05/2022	Building Construction Permission & Commencement Certificate bearing No. <i>Gad. NaPa. / Bandh. Parvana / 318 / 2022</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy
(8)	20/05/2022	Building Construction Plan in respect of the aforesaid property approved by the Gadhinglaj Municipal Council.	Photostat Copy
(9)	07/11/2022	Measurement Map (<i>Mojani Nakasha</i>) in respect of the aforesaid property prepared by the office of the Deputy Superintendent, Land Records, Gadhinglaj, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy of Certified Copy

(10)	17/02/1994	Tentative Lay-out Plan in respect of the aforesaid property approved by the Assistant Director, Town Planning Department, Kolhapur and further approved by the Gadhinglaj Municipal Council.	Photostat Copy
(11)	17/02/1994	Tentative Lay-out Plan Approval Letter bearing No. <i>Na Va Shi Javak 13 / 429 / 94</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy
(12)	12/07/1993	Tentative Lay-out Plan Approval Letter bearing No. <i>Vi. Yo. / Gad / Rekhanakan / Ri Sa Nam 379 / 2 3 / Sa San Ko / 1639</i> issued by the Assistant Director, Town Planning Department, Kolhapur in respect of the aforesaid property.	Photostat Copy
(13)	29/09/2026	Index-II record in respect of the aforesaid property, for the years 2014 to 2026 (13 years), maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, perused while my e-Search.	Online Record

PART-III : FLOW / CHAIN OF THE TITLE :-

From the perusal of the documents produced before me and the e-Search made of the Index-II record for the last 13 years, it appears that, since the year 1996, a portion of non-agricultural (residential) use land admeasuring 325.22 Sq. Mtrs., out of the non-agricultural (residential) use Plot No. 19, totally admeasuring 487.83 Sq. Mtrs., situated in a Plotting Scheme carried out on R. S. No. 379, Hissa No. 2 and R. S. No. 379, Hissa No. 3, situated within the local limits of Gadhinglaj Municipal Council at village Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur was owned and possessed by Mr. Ashok Virpakshpa Paramshetti, Mr. Vijay Virpakshpa Paramshetti and Mr. Shankar Virpakshpa Paramshetti jointly as their self-acquired property.

By a Sale Deed dated 29/11/2022 which is registered in the office of the Sub-Registrar, Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur on 02/12/2022 at Doc. Reg. No. GHL/4356/2022, said Mr. Ashok Virpakshpa Paramshetti, Mr. Vijay Virpakshpa Paramshetti and Mr. Shankar Virpakshpa Paramshetti sold their aforesaid property i.e. portion of land admeasuring 325.22 Sq. Mtrs. out of Plot No. 19 to M/s Shri Ganesh Builders and Developers, a Partnership Firm,

represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, for the consideration amount of Rs.15,00,000/- (In Words Rupees Fifteen Lakh Only); and on the strength of the said registered Sale Deed, the revenue authorities mutated the name of the said Purchaser Partnership Firm, and its said two Partners, to the 7/12 extract of R. S. No. 379/3 by passing a Mutation Entry No. 47055.

It is further observed that, while execution and registration of the aforesaid Sale Deed, instead of the correct name of the Purchaser Partnership Firm as 'M/s Shri Ganesh Builders and Developers', inadvertently, the name was mentioned as 'M/s Ganesh Builders and Developers'. Therefore, by execution of a Correction Deed, to the said registered Sale Deed No. GHL/4356/2022, on 10/01/2023 which is which is registered in the office of the Sub-Registrar, Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur on the same day at Doc. Reg. No. GHL/158/2023, the parties to the said registered Sale Deed corrected the name of the Purchaser Partnership Firm as aforesaid; and on the strength of the said registered Correction Deed, by passing a Mutation Entry No. 47221, the revenue authorities have corrected the name of the Purchaser Partnership Firm on the 7/12 extract of said property.

It is further observed that, with an intention to construct a multi-storied residential and commercial use building upon the said land admeasuring 325.22 Sq. Mtrs. out of Plot No. 19, the immediately previous owners – Paramshetti Brothers had obtained a Building Construction Permission & Commencement Certificate bearing No. *Gad. NaPa. / Bandh. Parvana / 318 / 2022* dated 20/05/2022 from the Gadhinglaj Municipal Council and had also got approved the Building Construction Plan from the municipal authorities on the same day. However, instead of making the said construction, the said immediately previous owners sold the said vacant land, along with the right to construct the said building by utilizing the above mentioned Building Construction Permission dated 20/05/2022, to the above named Partnership Firm.

Accordingly, after purchasing the said vacant land, by utilizing the said Building Construction Permission and the approved Building Construction Plan, the said present Land-owner cum Developer Partnership Firm has constructed a multi-storied residential and commercial use building, known as 'Shri Ganesh Apartment', upon the said portion of land admeasuring 325.22 Sq. Mtrs. out of Plot No. 19; and after completion of the said construction, the said Land-owner cum Developer Firm has obtained a Building Completion Certificate / Occupancy Certificate bearing No. *Gad. NaPa. / Bandh. Vaapar Pramaanpatra / 945 / 2023* dated 13/10/2023 from the Gadhinglaj Municipal Council.

After completion of the said project and receipt of the above mentioned Building Completion Certificate / Occupancy Certificate from the municipal authorities, the said present Land-owner cum Developer Partnership Firm has submitted the said project known as 'Shri Ganesh Apartment' to the provisions of *The Maharashtra Apartment Ownership Act, 1970* and the Rules there under, by execution of a Deed of Declaration on 07/03/2024 which is registered in the office of the Sub-Registrar, Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur on the same day at Doc. Reg. No. GHL/1146/2024.

It is further observed that, between the years 2023 – 2024, as a result of sub-division of revenue village 'Gadhinglaj', the survey number of the aforesaid land property has been changed from 'R. S. No. 379/3' to 'R. S. No. 232/3'. However, there is no any document available on record which can prove the said fact.

Now, it is observed that, the said present Land-owner cum Developer Partnership Firm has proposed to sell a residential use Flat Unit No. 403, having Carpet area admeasuring 51.35 Sq. Mtrs. and Saleable area admeasuring 71.89 Sq. Mtrs., situated on the Fourth Floor of said 'Shri Ganesh Apartment', to Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar; and accordingly, a draft copy of the proposed Deed of Apartment (Sale Deed) has been produced on record for perusal.

Thus, presently (i) the immovable property mentioned above in detail is owned, possessed and developed by M/s Shri Ganesh Builders and Developers, a Partnership Firm, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, as its self-acquired property; and (ii) the said present Land-owner cum Developer Partnership Firm has proposed to sell the said immovable property to Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar.

During my e-search of the Index-II record in respect of the aforesaid immovable property for the years 2014 to 2026 (13 years) maintained with the concerned Sub-Registrar's Office/s and made available online on the official portal of the said department, in addition to the aforesaid three registered entries, I have found a loan charge of Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, to the tune of Rs.50,00,000/- (In Words Rupees Fifty Lakh Only), availed by said present Land-owner cum Developer Partnership Firm against the mortgage security of the aforesaid entire project, secured by execution of a Deed of Simple Mortgage on 19/04/2023 which is registered in the office of the Sub-Registrar, Gadhinglaj, Tal.

Gadhinglaj, Dist. Kolhapur on the same day at Doc. Reg. No. GHL/1508/2023. Except the entries mentioned above in this Report, I have not come across any other registered entry pertaining to the aforesaid immovable property for the said period.

I have issued this report on the basis of documents produced before me and the Index-II record made available to me at the relevant time of said e-search. There is no any mechanism or way to ascertain as to whether the entire record of Index-II is made available or not in respect of period covered under search.

I have not visited the said property and confirmed its boundaries. I have mentioned the overall description of the property above on the basis of the documents produced on record. It is, therefore, necessary to confirm the boundaries of, and the overall description of, the aforesaid immovable property separately.

It is observed that, even after the execution and registration of the Deed of Declaration in the year 2024 as mentioned above in detail, the revenue authorities have not given the effect of said registered Deed of Declaration upon the said revenue record yet. Therefore, even if the Deed of Apartment / Sale Deed of any Unit situated in the said 'Shri Ganesh Apartment' is executed and registered today, the name of the Unit Purchaser cannot be mutated on the 7/12 extract as the Holder / Owner. Instead his / her name will be displayed in the 'Other Rights Column' of said 7/12 extract. Therefore, it is necessary to get mutated the name of the said Project upon the 7/12 extract at the earliest.

If the said loan charge of Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, is still in existence, it is necessary to obtain a Charge Release Letter from the said Society releasing the aforesaid Flat No. 403 from its loan charge. On the other hand, if the said loan account is already cleared, and the Reconveyance Deed is not yet executed, it is necessary to get executed and registered the same from the said Society prior to the execution and registration of a Deed of Apartment (Sale Deed).

It is necessary to call either a Certificate from the Village Revenue Officer, Gadhinglaj or a Mutation Entry about the change of survey number as a part of the Sub-division of Revenue Village 'Gadhinglaj' prior to the execution and registration of a Deed of Apartment (Sale Deed).

It is observed that, in the aforesaid Tentative Lay-out Plan Approval Letter bearing No. *Na Va Shi Javak 13 / 429 / 94* issued by the Gadhinglaj Municipal Council on 17/02/1994, the municipal authorities have mentioned

that the aforesaid R. S. No. 232 (old R. S. No. 379) is included in the 'Residential Zone' as per the approved Revised Development Plan for Gadhinglaj City. There is no any N. A. Order in respect of the aforesaid property produced on record. However, as the municipal authorities have issued the Building Construction Permission, presently, there is no any requirement of a separate N. A. Order as per the prevailing legal provisions.

1	The property was originally found in whose name?	Originally, the property was in the joint names of Mr. Ashok Virpakshpa Paramshetti, Mr. Vijay Virpakshpa Paramshetti and Mr. Shankar Virpakshpa Paramshetti.
2	How did the said property devolve onto the valid ownership of the present owner?	By way of purchase.
3	Whether the present owner has mutated his / her name in the land revenue records?	The name of the present Land-owner cum Developer Partnership Firm is appearing on the 7/12 extract of the aforesaid immovable property. However, as the latest Assessment List extract of the said property is not produced before me, I am unable to confirm and comment about the name of the holder / owner appearing on the said record.
4	Whether the present owner is paying land revenue tax to the state government?	The latest Non-agricultural Cess (Land Revenue) Payment Receipt and the latest Property Tax Payment Receipt in respect of the aforesaid immovable property are produced before me.
5	Non-agricultural proof?	The documents produced on record are sufficient to show that the aforesaid immovable property is a residential use property.
6	Whether SARFAESI Act, 2002 is applicable?	Yes.

PART-IV : EVIDENCE OF TITLE OF PROPERTY :-

Type of Deed ascertaining title	(1) Registered Sale Deed. (2) Registered Correction Deed.
Deed Number	(1) Doc. Reg. No. GHL/4356/2022. (2) Doc. Reg. No. GHL/158/2023.
Deed Date	(1) Executed on 28/11/2022 which is registered on 02/12/2022. (2) Executed on 10/01/2023 which is registered on the same day.

PART-V : NATURE AND STATUS OF THE PROPERTY :-

Status	Free hold (<i>Occupants Class – I</i>).
Nature	Residential use.

PART-VI : OTHER PROVISIONS :-

Sr. No.	Particulars	Yes / No	Remark if any
1	Whether property to be given as security is subject to any minor's claim / share?	No.	---
2	Whether property is affected by the revenue or tenancy obligation?	Not observed.	---
3	In case of flat purchase, whether builder is a private / limited company?	No.	---
4	Whether up to date tax / land revenue has been paid?	No comments.	---
5	Whether all the title documents for last 13 years have been verified?	No.	---
6	Whether required documents are available for creating mortgage?	Partly Yes.	---
7	Whether all the previous owners had the right / competency to transfer of the property.	Yes.	---
8	Whether proposed mortgage by deposit of title document (equitable mortgage) is possible?	Yes.	---
9	If the property is a flat / apartment, how many years independent title is ensured?	02 Years.	---

10	Whether property has been transferred / to be transferred by POA holder of the original land owner in favour of the loan applicant?	No.	---
11	Whether POA holder of the original land owner has / had authority under POA?	Not applicable.	---
12	Whether POA recorded in Sr. No. 11 is registered?	Not applicable.	---
13	Whether the property is lease land? If yes, what is the tenure of the lease and what is the residual period left?	No.	---
14	Whether the property / land is joint family property?	No.	---
15	Is the land / property / flat is subject to any reservations / acquisitions / requisitions?	Not observed.	---
16	Whether property belongs to SC / ST (Jharkhand)?	No.	---
17	Whether land is agricultural?	No.	---
18	Whether Real Estate Regulatory Authority, 2016 (RERA) is applicable or not?	No.	---
19	In case of balance transfer / takeover cases, whether original LOD received from bank or not?	Not applicable.	---
20	Whether search report / non-encumbrance are applied for?	Index-II e-Search for the last 13 years is made.	
21	Whether provisions of the Urban Land Ceiling Act are applicable?	No.	---
22	Whether the land is categorized under the CNT Act?	No.	---
23	Whether the land is categorized under the Santhal Pargana Act? (State specific).	No.	---
24	Whether approved map / sanction map has been provided?	Yes.	---

PART- VII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED FOR CREATING A VALID MORTGAGE –

Sr. No.	Date	Name of the Document (Details)	Whether Original / Photocopy
(1)	---	Registered Deed of Apartment (Sale Deed) in respect of the aforesaid property, executed by M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake in favour of Mr. Namadev Bandu Sutar & Mrs. Namrata Namadev Sutar, along with its ORR and Index-II Certified Copy.	Original
(2)	02/12/2022	Sale Deed in respect of the aforesaid property, dated 28/11/2022, executed by Mr. Ashok Virapakshapa Paramshetti & others in favour of M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, which is registered at Doc. Reg. No. GHL/4356/2022, along with its RR No. 5589.	Photostat Copy
(3)	10/01/2023	Correction Deed in respect of the aforesaid property, dated 10/01/2023, executed by Mr. Ashok Virapakshapa Paramshetti & others and M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, which is registered at Doc. Reg. No. GHL/158/2023, along with its RR No. 193.	Photostat Copy
(4)	07/03/2024	Deed of Declaration in respect of the aforesaid property, dated 07/03/2024, executed by M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, which is registered at Doc. Reg. No. GHL/1146/2024, along with its RR No. 1364 and Index-II Certified Copy.	Photostat Copy

(5)	28/09/2026	Digitally Signed 7/12 extract in respect of R. S. No. 232/3, situated at village Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur, having PU-ID No. 36938659532.	Computer Print
(6)	---	Latest Assessment List extract issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Original Extract
(7)	20/05/2022	Building Construction Permission & Commencement Certificate bearing No. <i>Gad. NaPa. / Bandh. Parvana / 318 / 2022</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy
(8)	20/05/2022	Building Construction Plan in respect of the aforesaid property approved by the Gadhinglaj Municipal Council.	Photostat Copy
(9)	13/10/2023	Building Completion Certificate / Occupancy Certificate bearing No. <i>Gad. NaPa. / Bandh. Vaapar Pramaanpatra / 945 / 2023</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy
(10)	07/11/2022	Measurement Map (<i>Mojani Nakasha</i>) in respect of the aforesaid property prepared by the office of the Deputy Superintendent, Land Records, Gadhinglaj, Dist. Kolhapur in respect of the aforesaid property.	Photostat Copy of Certified Copy
(11)	17/02/1994	Tentative Lay-out Plan in respect of the aforesaid property approved by the Assistant Director, Town Planning Department, Kolhapur and further approved by the Gadhinglaj Municipal Council.	Photostat Copy
(12)	17/02/1994	Tentative Lay-out Plan Approval Letter bearing No. <i>Na Va Shi Javak 13 / 429 / 94</i> issued by the Gadhinglaj Municipal Council in respect of the aforesaid property.	Photostat Copy

(13)	12/07/1993	Tentative Lay-out Plan Approval Letter bearing No. <i>Vi. Yo. / Gad / Rekhan / Ri Sa Nam 379 / 2 3 / Sa San Ko / 1639</i> issued by the Assistant Director, Town Planning Department, Kolhapur in respect of the aforesaid property.	Photostat Copy
(14)	---	Acknowledgement given by the Village Revenue Officer, Gadhinglaj, to the application made for the mutation of Deed of Declaration on the 7/12 extract of the aforesaid property.	Photostat Copy
(15)	---	Charge Release Letter issued by Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, about release of the foresaid property (Flat No. 403) from its loan charge of Rs.50,00,000/- (In Words Rupees Fifty Lakh Only).	Original
	OR		
	---	Registered Reconveyance Deed executed by Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, in favour of M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, about its loan charge of Rs.50,00,000/- (In Words Rupees Fifty Lakh Only).	Photostat Copy
(16)	---	Seller / Builder NOC.	Original
(17)	---	Possession Receipt / Letter.	Original
(18)	---	MODT for Loan Agreement executed by Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar in favour of the HHFL.	Original
	AND		
	---	RR and Index-II of the e-filed Notice of Intimation regarding the Equitable Mortgage by Deposit of Title Deeds created by Mr. Namadev Bandu Sutar and	Computer Prints

		Mrs. Namrata Namadev Sutar in respect of the aforesaid property in favour of the HHFL.	
OR			
(19)	---	Deed of Simple Mortgage (Registered Mortgage) executed by Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar in favour of the HHFL in respect of the aforesaid property in favour of the HHFL, along with its ORR and Index-II Certified Copy.	Original

PART-VIII : DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBUSREMENT :- Nil.

PART-IX : FINAL OPINION :-

On the basis of the documents produced on record and on the basis of the outcome of the Index-II e-Search made by me for the last 13 years, I, Amey Deepak Dhavale, Advocate, do hereby opine that –

- (a) Presently, a residential use Flat Unit No. 403, having Carpet area admeasuring 51.35 Sq. Mtrs. and Saleable area admeasuring 71.89 Sq. Mtrs., situated on the Fourth Floor of a multi-storied residential and commercial use building known as 'Shri Ganesh Apartment', constructed on a portion of land admeasuring 325.22 Sq. Mtrs. out of the non-agricultural (residential) use Plot No. 19, totally admeasuring 487.83 Sq. Mtrs., situated in a Plotting Scheme carried out on R. S. No. 232/3 (PU-ID No. 36938659532) (old R. S. No. 379/3), totally admeasuring 17,573.86 Sq. Mtrs., situated within the local limits of the Gadhinglaj Municipal Council, at village Gadhinglaj, Tal. Gadhinglaj, Dist. Kolhapur is owned, possessed and developed by M/s Shri Ganesh Builders and Developers, a Partnership Firm, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, as its self-acquired property.
- (b) The said present Land-owner cum Developer Partnership Firm has proposed to sell the said immovable property to Mr. Namadev Bandu Sutar and Mrs. Namrata Namadev Sutar.
- (c) Subject to the existing loan charge of Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, to the tune of Rs.50,00,000/- (In Words Rupees Fifty Lakh Only), the above named present Land-owner cum Developer Partnership Firm is having a clean, clear, valid and

marketable title to the aforesaid immovable property.

- (d) The said property is fit either for the creation of an Equitable Mortgage by Deposit of Title Deeds or for the execution of a Deed of Simple Mortgage (Registered Mortgage), as per the sole discretion of the Sanctioning Authority from the HHFL.
- (e) The provisions of the SARFAESI Act, 2002 and the Rules made there under are applicable to the said immovable property; and if a loan charge of the HHFL is created upon the said property as per the prevailing law and registration rules, then the action that may be taken by the HHFL against the said property under the said provisions shall be legal and enforceable at law.

PART-X : CERTIFICATE :-

I have examined the above mentioned related documents in respect of the aforesaid immovable property. In view of the aforesaid documents, information furnished, and the outcome of the Index II e-Search for the last 13 years, I, Amey Deepak Dhavale, am of the opinion that, presently, M/s Shri Ganesh Builders and Developers, represented by its Partners – Mr. Yogesh Vasant Dambe & Mr. Datta Chalu Wake, is the sole, exclusive and absolute owner, possessor and developer of the aforesaid immovable property; and, subject to the existing loan charge of Vyapari Nagari Gramin Bigar Sheti Sahakari Pat Sanstha Maryadit, Mahagaon, to the tune of Rs.50,00,000/- (In Words Rupees Fifty Lakh Only), the above named present Land-owner cum Developer Partnership Firm is having a clean, clear, valid and marketable title to the aforesaid immovable property.

Remarks, if any :- Nil.

PART-XI : DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE :- Not applicable.

Yours Faithfully,

Amey
Deepak
Dhavale

Amey D. Dhavale, Advocate

Digitally signed by
Amey Deepak
Dhavale
Date: 2026.09.29
17:05:15 +05'30'

Encl. : Photocopies of the documents provided.

Index-II Search Fee is paid on 29/09/2026 vide e- Receipt No. 1115505793.

MH011038645202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Sep 2026	Receipt	Receipt no.: 1115505793
	Name of the Applicant :	Adv Amey Deepak Dhavale
	Details of property of which document has to be searched :	Dist :Kolhapur Village :Gadahinglaj Gramin S.No/CTS No/G.No. : 232
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011038645202627U		
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'.		

435643

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.गडहिंगलज

29-09-2026

दस्त क्रमांक : 4356/2022

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

नोदणी :

Regn:63m

गाव: गडहिंगलज ग्रामीण तालुका: गडहिंगलज जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	खरेदीखत
(2)मोबदला	1500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1298000
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गडहिंगलज येथील न पा हद्दीतील संकेश्वर रोड वरील हॉटेल साई प्लाझा मागील बिगर शेती खुली जागा मिळकत याचा रिस नं 379/3 एकूण क्षेत्र 175.73.86 चौ मी आकार रु पै 16. 65 यापैकी आमचे मालकीचा प्लॉट नं 19 याचे संपूर्ण क्षेत्र 325. 22 चौ मी आकार रु पै 0. 3 चा संपूर्ण प्लॉट((Survey Number : 379/3 ;))
(5) क्षेत्रफळ	3.2522 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक विरुपाक्षपा परमशेटी वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्रॉळ:आपूर. पिन कोड:-416509 पॅन नं:- 2): नाव:-विजय विरुपाक्षपा परमशेटी वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्रॉळ:आपूर. पिन कोड:-416509 पॅन नं:-CIPPP5422G 3): नाव:-शंकर विरुपाक्षपा परमशेटी वय:-68 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्रॉळ:आपूर. पिन कोड:-416509 पॅन नं:-AAPPP4461P
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-गणेश बिल्डर्स अँड डेव्हलपर तर्फे भागीदार योगेश वसंत डंबे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा नालासोपारा ईस्ट वसई पालघर, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AERFS0547M 2): नाव:-गणेश बिल्डर्स अँड डेव्हलपर तर्फे भागीदार दत्ता चाळू वाके वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा कोळीद्रे ता आजरा, महाराष्ट्र, क्रॉळ:आपूर. पिन कोड:-416502 पॅन नं:-AERFS0547M
(9) दस्तऐवज करून दिल्याचा दिनांक	28/11/2022
(10)दस्त नोंदणी केल्याचा दिनांक	02/12/2022
(11)अनुक्रमांक,खंड व पृष्ठ	4356/2022
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	90000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	15000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

15843

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.गडहिंगलज

29-09-2026

दस्त क्रमांक : 158/2023

Note:-Generated Through eSearch
Module,For original report please
contact concern SRO office.

नोदणी :

Regn:63m

गाव: गडहिंगलज ग्रामीण तालुका: गडहिंगलज जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन :, इतर माहिती: दस्तामध्ये नमूद केले प्रमाणे((Survey Number : 379/3 ;))
(5) क्षेत्रफळ	0 हेक्टर . आर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-अशोक विरपाक्षपा परमशेटी वय:-61 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416509 पॅन नं:- 2): नाव:-विजय विरपाक्षपा परमशेटी वय:-59 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416509 पॅन नं:- 3): नाव:-शंकर विरपाक्षपा परमशेटी वय:-68 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा अडकूर ता चंदगड , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416509 पॅन नं:-
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-श्री गणेश बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार योगेश वसंत डंबे वय:-40; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा नालासोपारा ईस्ट वसई पालघर , महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:- 2): नाव:-श्री गणेश बिल्डर्स अँड डेव्हलपर्स तर्फे भागीदार दत्ता चाळू वाके वय:-49; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा कोळींद्रे आजरा , महाराष्ट्र, क्राँळ:आपूर. पिन कोड:-416505 पॅन नं:-
(9) दस्तऐवज करुन दिल्याचा दिनांक	10/01/2023
(10)दस्त नोंदणी केल्याचा दिनांक	10/01/2023
(11)अनुक्रमांक,खंड व पृष्ठ	158/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

150843

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.गडहिंगलज

29-09-2026

दस्त क्रमांक : 1508/2023

Note:-Generated Through eSearch
Module,For original report please contact
concern SRO office.

नोदणी :

Regn:63m

गाव: गडहिंगलज ग्रामीण तालुका: गडहिंगलज जिल्हा: कोल्हापूर

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	5000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0
(4) भू.मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन : , इतर माहिती: , इतर माहिती: मौजे गडहिंगलज येथील न.पा.हद्दीतील संकेश्वर रोड वरील हॉटेल साई प्लाझा मागील बिगर शेती खुली जागा मिळकत याचा रि.स.नं. 379/3 एकूण क्षेत्र 175.73.86 चौ.मी. आकार रु.पै. 16.65 यापैकी कर्जदार यांचे हिस्सेचे प्लॉट नं. 19 मधील क्षेत्र 325.22 चौ.मी. आकार रु.पै. 0.31 चा संपूर्ण प्लॉट व त्यावर बांधकाम करत असलेली नवीन आर.सी.सी. इमारत((Survey Number : 379/3 ;))
(5) क्षेत्रफळ	3.2522 आर.चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-योगेश वसंत डंबे वय:-40 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा नालासोपारा ईस्ट वसई, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:-AHQPD1988B 2): नाव:-दत्ता चाळू वाके वय:-49 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोळीद्रे ता आजरा, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416505 पॅन नं:-AAWPW9198H 3): नाव:-श्री गणेश बिल्डर्स अँड डेव्हलपर्स चे भागीदार वय:- पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: कोळीद्रे ता आजरा, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416505 पॅन नं:-AERFS0547M 4): नाव:-काशिनाथ विलास गवळी - - वय:-44 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा गिजवणे, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416502 पॅन नं:- 5): नाव:-शिवाजी सिद्धू राऊत - - वय:-45 पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा महागाव, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416502 पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-व्यापारी नागरी ग्रामीण बिगर शेती सह पत संस्था मर्या महागाव तर्फे मॅनेजर दशरथ जोतिबा पाटील वय:-48; पत्ता:-प्लॉट नं:-, माळा नं:-, इमारतीचे नाव:-, ब्लॉक नं:-, रोड नं: रा महागाव, महाराष्ट्र, कोळ:आपूर. पिन कोड:-416502 पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	19/04/2023
(10)दस्त नोंदणी केल्याचा दिनांक	19/04/2023
(11)अनुक्रमांक,खंड व पृष्ठ	1508/2023
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	15000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	25000
(14)शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Any other case

114643

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.गडहिंगलज

29-09-2026

दस्त क्रमांक : 1146/2024

Note:-Generated Through eSearch
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नोदंणी :

Regn:63m

गाव: गडहिंगलज तालुका: गडहिंगलज जिल्हा: कोल्हापूर

(1) विलेखाचा प्रकार	डिक्लरेशन
(2) मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	0.01
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: कोल्हापूरइतर वर्णन : इतर माहिती: तुकडी जिल्हा कोल्हापूर पोट तुकडी व ता.गडहिंगलज मे.दुय्यम निबंधक सो.गडहिंगलज यांचे हद्दी पैकी तसेच जिल्हा परीशद कोल्हापूर पंचायत समीती गडहिंगलज पैकी मौजे गडहिंगलज येथील न.पा.हद्दीतील संकेष्वर रोड वरील हॉटेल साई प्लाझाच्या मागील बिगरपेती खुली जागा मिळकत याचा रि.स.नं.232/3(जुना रि.स.नं. 379/3)एकुण क्षेत्र हे.आर. चै.मिटर 175.73.86 या पैकी आमचे मालकी हिषेचे प्लॉट नंबर 19 मधील क्षेत्र 325.22 चै.मिटर क्षेत्र आकार रू.पैसे 0.31 चा प्लॉट या मिळकती मध्ये बेसमेंट/ तळ मजला पार्किंग जमीन मजला पहिला मजला दुसरा मजला तिसरा मजला चौथा मजला अशी वाणिज्य व निवासी उपयोगी श्री गणेश अपार्टमेंट मधील मिळकती खालीलप्रमाणे 1.जमीन मजला शॉप नं. 01 कार्पेट एरीया 12.30 चौ.मी. सेलेबल एरीया 17.22 चौ.मी. 2.04 टक्के 2.जमीन मजला शॉप नं. 02 कार्पेट एरीया 9.56 चौ.मी. सेलेबल एरीया 13.384 चौ.मी. 1.59 टक्के 3.जमीन मजला शॉप नं. 03 कार्पेट एरीया 11.18 चौ.मी. सेलेबल एरीया 15.652 चौ.मी. 1.86 टक्के 4.जमीन मजला शॉप नं. 04 कार्पेट एरीया 13.26 चौ.मी. सेलेबल एरीया 18.564 चौ.मी. 2.20 टक्के 5.जमीन मजला शॉप नं. 05 कार्पेट एरीया 9.90 चौ.मी. सेलेबल एरीया 13.86 चौ.मी. 1.64 टक्के 6.पहिला मजला वन.बी.एच.के. फ्लॅट नं. 101 कार्पेट एरीया 47.94 चौ.मी. सेलेबल एरीया 67.116 चौ.मी. 7.96 टक्के 7.पहिला मजला वन.बी.एच.के. फ्लॅट नं. 102 कार्पेट एरीया 37.28 चौ.मी. सेलेबल एरीया 67.158 चौ.मी. 6.19 टक्के 8.पहिला मजला टु.बी.एच.के. फ्लॅट नं. 103 कार्पेट एरीया 51.35 चौ.मी. सेलेबल एरीया 52.192 चौ.मी. 8.52 टक्के 9.दुसरा मजला वन.बी.एच.के. फ्लॅट नं. 201 कार्पेट एरीया 47.97 चौ.मी. सेलेबल एरीया 71.89 चौ.मी. 7.96 टक्के 10.दुसरा मजला वन.बी.एच.के. फ्लॅट नं. 202 कार्पेट एरीया 37.28 चौ.मी. सेलेबल एरीया 67.158 चौ.मी. 6.19 टक्के 11.दुसरा मजला टु.बी.एच.के. फ्लॅट नं. 203 कार्पेट एरीया 51.35 चौ.मी. सेलेबल एरीया 52.192 चौ.मी. 8.52 टक्के 12.तिसरा मजला वन.बी.एच.के. फ्लॅट नं. 301 कार्पेट एरीया 47.94 चौ.मी. सेलेबल एरीया 67.116 चौ.मी. 7.96 टक्के 13.तिसरा मजला वन.बी.एच.के. फ्लॅट नं. 302 कार्पेट एरीया 37.28 चौ.मी. सेलेबल एरीया 52.192 चौ.मी. 6.19 टक्के 14.तिसरा मजला टु.बी.एच.के. फ्लॅट नं. 303 कार्पेट एरीया 51.35 चौ.मी. सेलेबल एरीया 71.89 चौ.मी. 8.52 टक्के 15.चौथा मजला वन.बी.एच.के. फ्लॅट नं. 401 कार्पेट एरीया 47.97 चौ.मी. सेलेबल एरीया 67.158 चौ.मी. 7.96 टक्के 16.चौथा मजला वन.बी.एच.के. फ्लॅट नं. 402 कार्पेट एरीया 37.28 चौ.मी. सेलेबल एरीया 52.192 चौ.मी. 6.19 टक्के 17. चौथा मजला टु.बी.एच.के. फ्लॅट नं. 403 कार्पेट एरीया 51.35 चौ.मी. सेलेबल एरीया 71.89 चौ.मी. 8.52 टक्के वर नमुद केलेप्रमाणे असे एकुण कार्पेट एरीया 602.54 चौ.मी. याचे सेलेबल एरीया 843.56 चौ.मी.100 टक्के((Survey Number : 232/3 ;))

(5) क्षेत्रफल	325.22 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-श्री गणेश बिल्डर अँड डेव्हलपर्स चे भागीदार योगेश वसंत डंबे वय:-40 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा नालासोपारा ईस्ट मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-401209 पॅन नं:- 2): नाव:-श्री गणेश बिल्डर अँड डेव्हलपर्स चे भागीदार दत्ता चाळु वाके वय:-49 पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: -, ब्लॉक नं: -, रोड नं: रा कोळीद्रे ता आजरा, महाराष्ट्र, क्रॉव्: आपूर. पिन कोड:-416505 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	
(9) दस्तऐवज करून दिल्याचा दिनांक	07/03/2024
(10) दस्त नोंदणी केल्याचा दिनांक	07/03/2024
(11) अनुक्रमांक, खंड व पृष्ठ	1146/2024
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	100
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेरा	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-:	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :	Affidavit