



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1558/2026.

Date : 30.09.2026.

Application No. : 7792133873
Transaction Type : Builder Purchase HL
Applicant : Mr. Ajendra Ramakant Raikar
Co-Applicant : Mrs. Gauri Ajendra Raikar

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Ajendra Ramakant Raikar and (2) Mrs. Gauri Ajendra Raikar.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land admeasuring 00 Hectare 36 Ares (3,600 sq. mtrs.), forming part of Survey No. 51, Hissa No. 2A/2B/3/3 (old Survey No. 51/2/2B+3), having a total area of 01 Hectare 82 Ares, situated at Village Dhayari, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, and bounded as follows:

On or towards the East : By the property of Mr. Eknath Choudhari.
On or towards the West : By the property of Lijjat Papad Company.
On or towards the South : By the property of Mr. Vijay Tapdia.
On or towards the North : By the road.

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

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

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

- **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of Flat No. 105, admeasuring 48.20 sq. mtrs. (519 sq. ft.) carpet area, situated on the First Floor of Building A in the project known as “RAMANA PRIMA VISTA”, together with the exclusive right to use a balcony admeasuring 5.99 sq. mtrs. (64 sq. ft.) and one car parking space stated to admeasure 110 sq. ft., constructed or to be constructed upon the entire land property, i.e. Survey No. 51, Hissa No. 2A/2B/3/3 (old Survey No. 51/2/2B+3), situated at Village Dhayari, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation. **Hereinafter, referred to as the "Subject Property".**

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

1. Agreement dated 07.09.2026 executed by M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare and as power of attorney holder for the consenting parties, to and in favour of Mr. Ajendra Ramakant Raikar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, under serial number 24473/2026, together with its Index II.

- **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. Dnyanoba Vishnu Choudhari and others.
2. Thereafter, (1) Mr. Dnyanoba Vishnu Choudhari, (2) Mrs. Gangubai Dnyanoba Choudhari, (3) Mr. Tanaji Dnyanoba Choudhari, (4) Mrs. Subhadra Tanaji Choudhari, (5) Mr. Prafull Tanaji Choudhari, (6) Mrs. Shital Prafull Choudhari, (7) Mrs. Poonam Prashant Gaikwad, formerly Poonam Tanaji Choudhari, (8) Mr. Pandurang Dnyanoba Choudhari, (9) Mrs. Anjana Pandurang Choudhari, (10) Ms. Aarti Pandurang Choudhari, (11) Mrs. Puja Shekhar Pangare, formerly Puja Pandurang Choudhari, (12) Mrs. Kalpana Uttam Ranawade, formerly Kalpana Dnyanoba Choudhari, and (13) Mrs. Lata Yashwant Gaikwad, formerly Lata Dnyanoba

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Choudhari, executed a Development Agreement dated 31.12.2014, whereby they granted and entrusted development rights in respect of land admeasuring 00 Hectare 36 Are, i.e. 3,600 sq. mtrs., out of Survey No. 51, Hissa No. 2/2B+3, situated at Village Dhayari, Taluka Haveli, District Pune, to and in favour of M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 20.04.2015 under serial number 3265/2015.

3. Further, in continuation of the aforesaid Development Agreement, the aforesaid parties executed a Power of Attorney dated 20.04.2015 in favour of M/s. Subhadra Buildcon, authorising the developer to undertake the acts specified therein concerning development of the said land. The said Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, under serial number 3266/2015.
4. Thereafter, M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, acting also as constituted attorney for the consenting parties, executed an Assignment of Development Agreement dated 28.03.2016, thereby assigning its development rights over the said land to and in favour of M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare. The said document was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 12, Pune, on 28.03.2016 under serial number 2128/2016. A Power of Attorney of the same date was registered in the same office under serial number 2129/2016.
5. The Additional Collector, Pune, granted permission by Order bearing No. PMA/PMRDA/NA/SR/164/2016, dated 04.02.2017 for residential non-agricultural use of the said 3,600 sq. mtrs. land, subject to the conditions stipulated therein. The said Order also refers to development permission and a Commencement Certificate dated 21.07.2016.
6. Thereafter, (1) Mr. Dnyanoba Vishnu Choudhari, (2) Mrs. Gangubai Dnyanoba Choudhari, (3) Mr. Pandurang Dnyanoba Choudhari, (4) Mrs. Anjana Pandurang Choudhari, (5) Ms. Aarti

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Pandurang Choudhari, (6) Mrs. Puja Shekhar Pangare, formerly Puja Pandurang Choudhari, and (7) Mrs. Lata Yashwant Gaikwad, formerly Lata Dnyanoba Choudhari, executed a Supplementary Agreement in favour of M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, concerning the development arrangement over the said land. The said Supplementary Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 22, Pune, on 25.03.2017 under serial number 2580/2017.

7. Further, (1) Mr. Tanaji Dnyanoba Choudhari, (2) Mrs. Subhadra Tanaji Choudhari, (3) Mr. Prafull Tanaji Choudhari, (4) Mrs. Shital Prafull Choudhari, (5) Mrs. Poonam Prashant Gaikwad, formerly Poonam Tanaji Choudhari, and (6) Mrs. Kalpana Uttam Ranawade, formerly Kalpana Dnyanoba Choudhari, executed another Supplementary Agreement in favour of M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, concerning the said development arrangement. The said Supplementary Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 22, Pune, on 25.03.2017 under serial number 3005/2017.
8. Thereafter, M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, acting also as constituted attorney for the consenting parties, executed a Supplementary Agreement in favour of M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, concerning development rights over the said land. The said Supplementary Agreement was registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 06.07.2017 under serial number 7826/2017.
9. Thereafter, M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, acting also as constituted attorney for the other executant, executed a Mortgage Deed, thereby mortgaging 36 flats in the project described as “Ramana Classic” on land admeasuring 3,600 sq. mtrs. out of Survey No. 51/2A/2B/3, to and in favour of Sant Sopankaka Sahakari Bank, Saswad, Sinhagad Road, Hingane Khurd Branch. The listed flats include Flat No. 105. The said

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Mortgage Deed was registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 28.07.2017 under serial number 8879/2017.

10. Thereafter, M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, acting also as constituted attorney for the other executant, together with Mrs. Madhuri Rajendra Pathare, executed a Mortgage Deed dated 09.12.2019, thereby mortgaging the properties described therein to and in favour of Sant Sopankaka Sahakari Bank Limited, Saswad, Sinhagad Road Branch, Pune. The search entry describes the Dhayari property as the 3,600 sq. mtrs. land and 26 flats and 22 shops in Building A of “Ramana Primavista”. The said Mortgage Deed was registered in the office of the Sub-Registrar of Assurances, Haveli No. 20, Pune, under serial number 20343/2019.
11. Thereafter, M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, Mrs. Madhuri Rajendra Pathare and Mr. Pratik Rajendra Pathare, with the confirming parties described in the deed, executed a Mortgage Deed dated 22.11.2021 in favour of Rajarshi Shahu Sahakari Bank Limited, Sinhagad Road Branch, Pune, for securing a loan facility of ₹10,00,00,000/- (Rupees Ten Crore Only). The said mortgage covered, amongst other properties, the 3,600 sq. mtrs. land bearing Survey No. 51, Hissa No. 2A/2B/3/3, at Dhayari, together with 69 flats and 22 shops in “Ramana Primavista”. The said Mortgage Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, on 23.11.2021 under serial number 15311/2021.
12. Thereafter, upon repayment of the dues as recited in the Agreement, Sant Sopankaka Sahakari Bank Limited executed a Reconveyance/Redemption Deed dated 29.11.2021, releasing its mortgage over the properties described therein. The search entry includes the specified flats and Shop Nos. 3 to 24 in Building A of “Ramana Primavista”. The said deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, under serial number 17011/2021.

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13. Thereafter, Mr. Kantilal Parasmal Kataria, through his constituted attorney Mr. Harshad Kantilal Kataria, executed a Consent Deed, consenting to the development arrangements registered under serial numbers 3265/2015 and 2128/2016 concerning the said land. The consenting arrangement names Mr. Tanaji Dnyanoba Choudhari and others, represented by M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare and registration attorney Mr. Dattatray Tanaji Pathare. The said Consent Deed was registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 11.11.2025 under serial number 27347/2025.
14. Thereafter, Rajarshi Shahu Sahakari Bank Limited, Pune, through its authorised officer Mr. Manoj Dattatray Dhavade, executed a Reconveyance Deed, thereby releasing and extinguishing the mortgage created under document number 15311/2021 over the properties described therein, including the 3,600 sq. mtrs. land at Dhayari and 69 flats and 22 shops in “Ramana Primavista”. The said Reconveyance Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 09.03.2026 under serial number 7236/2026.
15. Thus, as aforesaid the said builder/developer, i.e. M/s. Sai Ramana Associates is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, as on date the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Sai Ramana Associates is entitled to sell, transfer and convey the subject property to and in favour of Mr. Ajendra Ramakant Raikar.
16. Thereafter, M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, acting also as constituted attorney for the consenting parties and represented for registration by Mr. Dattatray Tanaji Pathare, executed an Agreement dated 07.09.2026, thereby agreeing to sell Flat No. A-105, situated on the First Floor of Building A in “Ramana Primavista”, having a carpet area admeasuring 48.20 sq. mtrs. (519 sq. ft.), balcony area admeasuring 5.99 sq. mtrs. (64 sq. ft.), together with one car parking space stated to measure 110 sq. ft., to and in favour of Mr. Ajendra Ramakant Raikar, for a consideration of ₹44,50,000/-. The said Agreement was

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duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, on 07.09.2026 under serial number 24473/2026.

17. Thus, as aforesaid Mr. Ajendra Ramakant Raikar have created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer, i.e. M/s. Sai Ramana Associates.

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

1. Agreement dated 07.09.2026 executed by M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare and as power of attorney holder for the consenting parties, to and in favour of Mr. Ajendra Ramakant Raikar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, under serial number 24473/2026.

• **PART V : OTHER PROVISIONS**

5.1	Whether provisions of urban land ceiling act are applicable?	No.
5.2	Whether any property/ies intend to be given as security to any minor's claim/share?	No.
5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.

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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?	Yes.
5.10	What is the tenure of the land; if it is leased? Not applicable years (remaining period)	The said property is having Tenure Class – 1.
5.11	Whether the land is Adivasi (Tribal) Land?	No.
5.12	Whether the land/property are joint family property?	No.
5.13	Whether SARFAESI Act applicable:	Yes. Subject to the observations mentioned in the flow of title.
5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal	No.

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	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?	
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.
	Search Receipt Details - I, the undersigned, Advocate Narayan Laxman Khamkar, have conducted an online search in respect of the above-referred subject property by visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH010927495202627U and Department ID No. 256036257. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115499259, dated 27.09.2026 at 01:59 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.	

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	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.	
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 said builder/developer, i.e. M/s. Sai Ramana Associates is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, as on date the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Sai Ramana Associates is entitled to sell, transfer and convey the subject property to and in favour of Mr. Ajendra Ramakant Raikar.

Further, Mr. Ajendra Ramakant Raikar have created his contractual interest in the subject property. He shall acquire the title of ownership to the subject property after payment of entire consideration amount to the said builder/developer, i.e. M/s. Sai Ramana Associates.

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

1. Original Agreement dated 07.09.2026 executed by M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare and as power of attorney holder for the consenting parties, to and in favour of Mr. Ajendra Ramakant Raikar, registered in the office of the Sub-Registrar of Assurances, Haveli No. 16, Pune, under serial number 24473/2026.
2. Original Payment Receipts issued by the builder/developer, i.e. M/s. Sai Ramana Associates to and in favour of Mr. Ajendra Ramakant Raikar, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Sai Ramana Associates to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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

1. Original Simple (Registered) Mortgageor the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 30.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.30
06:38:44 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
3265/2015	Development Agreement	20.04.2015	Joint Sub-Registrar, Haveli No. 16, Pune	(1) Mr. Dnyanoba Vishnu Choudhari, (2) Mrs. Gangubai Dnyanoba Choudhari, (3) Mr. Tanaji Dnyanoba Choudhari, (4) Mrs. Subhadra Tanaji Choudhari, (5) Mr. Prafull Tanaji Choudhari, (6) Mrs. Shital Prafull Choudhari, (7) Mrs. Poonam Prashant Gaikwad, formerly Miss Poonam Tanaji Choudhari, (8) Mr. Pandurang Dnyanoba Choudhari, (9) Mrs. Anjana Pandurang Choudhari, (10) Miss Aarti Pandurang Choudhari, (11) Mrs. Puja Shekhar Pangare, formerly Miss Puja Pandurang Choudhari, (12) Mrs. Kalpana Uttam Ranawade, formerly Miss Kalpana Dnyanoba Choudhari, and (13) Mrs. Lata Yashwant Gaikwad, formerly Miss Lata Dnyanoba Choudhari.	M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale.	Land situated at Village Dhayari, Taluka Haveli, District Pune, within the jurisdiction of the Sub-Registrar, Haveli, and the limits of Pune Municipal Corporation, bearing Survey No. 51, Hissa No. 2/2B+3, admeasuring 00 Hectare 36 Ares out of the total area of 01 Hectare 82 Ares, assessed at ₹7.25.
2128/2016	Development Agreement	28.03.2016	Joint Sub-Registrar, Haveli No. 12, Pune	M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, also acting as the power of attorney holder of the confirming parties.	M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare.	Land situated at Village Dhayari, bearing Survey No. 51, Hissa No. 2/2B+3, admeasuring 00 Hectare 36 Ares out of the total area of 01 Hectare 82 Ares, assessed at ₹7.25.
2580/2017	Supplementary Agreement	25.03.2017	Joint Sub-Registrar, Haveli No. 22, Pune	(1) Mr. Dnyanoba Vishnu Choudhari, (2) Mrs. Gangubai Dnyanoba Choudhari, (3) Mr. Pandurang Dnyanoba Choudhari, (4) Mrs. Anjana Pandurang Choudhari, (5) Miss Aarti Pandurang Choudhari, (6) Mrs. Puja Shekhar Pangare, formerly Miss Puja Pandurang Choudhari, and (7) Mrs. Lata Yashwant Gaikwad, formerly Miss Lata Dnyanoba Choudhari.	M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale.	Land situated at Village Dhayari, Taluka Haveli, District Pune, within the jurisdiction of the Sub-Registrar, Haveli, and the limits of Pune Municipal Corporation, bearing Survey No. 51, Hissa No. 2/2B+3, admeasuring 00 Hectare 36 Ares out of the total area of 01 Hectare 82 Ares, assessed at ₹7.25.
3005/2017	Supplementary Agreement	25.03.2017	Joint Sub-Registrar, Haveli No. 22, Pune	(1) Mr. Tanaji Dnyanoba Choudhari, (2) Mrs. Subhadra Tanaji Choudhari, (3) Mr. Prafull Tanaji Choudhari, (4) Mrs. Shital Prafull Choudhari, (5) Mrs. Poonam Prashant Gaikwad, formerly Miss Poonam Tanaji	M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale.	Land situated at Village Dhayari, Taluka Haveli, District Pune, within the jurisdiction of the Sub-Registrar, Haveli, and the limits of Pune Municipal Corporation, bearing Survey No. 51, Hissa No. 2/2B+3, admeasuring 00 Hectare 36

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

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

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				Choudhari, and (6) Mrs. Kalpana Uttam Ranawade, formerly Miss Kalpana Dnyanoba Choudhari.		Ares out of the total area of 01 Hectare 82 Ares, assessed at ₹7.25.
7826/2017	Supplementary Agreement	06.07.2017	Joint Sub-Registrar, Haveli No. 16, Pune	M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, also acting as the power of attorney holder of the confirming parties.	M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare.	Land situated at Village Dhayari, within the limits of Pune Municipal Corporation, bearing Survey No. 51, Hissa No. 2/2B+3, admeasuring 00 Hectare 36 Ares out of the total area of 01 Hectare 82 Ares, assessed at ₹7.25.
8879/2017	Mortgage Deed	28.07.2017	Joint Sub-Registrar, Haveli No. 16, Pune	Borrower and Mortgagor No. 1: M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, also acting as the power of attorney holder of Executant No. 2.	Lender and Mortgagee: Sant Sopankaka Sahakari Bank, Saswad, through its Sinhgad Road, Hingane Khurd Branch.	A total of 36 flats bearing Nos. 101, 102, 104, 105, 108, 201, 202, 204, 205, 208, 301, 302, 304, 305, 308, 401, 402, 404, 405, 408, 501, 502, 504, 505, 508, 601, 602, 604, 605, 609, 703, 705, 706, 707, 708 and 709 in the building being constructed under the name "Ramana Classic" on land independently owned and possessed by the executants, admeasuring 00 Hectare 36 Ares out of 01 Hectare 82 Ares, bearing Survey No. 51/2A/2B/3 (Old Survey No. 51, Hissa No. 2/2B+3), situated at Village Dhayari.
20343/2019	Mortgage Deed	09.12.2019	Joint Sub-Registrar, Haveli No. 20, Pune	(1) Borrower and Mortgagor No. 1: M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, also acting as the power of attorney holder of Executant No. 2, and (2) Mortgagor No. 3: Mrs. Madhuri Rajendra Pathare.	Lender and Mortgagee: Sant Sopankaka Sahakari Bank Ltd., Saswad, through its Sinhgad Road, Pune Branch.	Land admeasuring 00 Hectare 36 Ares out of 01 Hectare 82 Ares, bearing Survey No. 51/2A/2B/3, situated at Village Dhayari, together with Flat Nos. 412, 601 to 612, 701 to 703, 710, 712, 801, 802, 811, 812, 901, 902, 911 and 912, stated as a total of 26 flats, and Shop Nos. 3 to 24, comprising 22 shops, in Building A of "Ramana Primavista" being constructed thereon.
15311/2021	Mortgage Deed	23.11.2021	Joint Sub-Registrar, Haveli No. 1, Pune	Confirming parties: (1) Mr. Rajendra Vinayak Pathare, (2) M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, (3) Mrs. Gangubai Choudhari, through her power of attorney holder M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale, and (4) Mr. Tanaji Choudhari, (5) Mrs. Subhadra Choudhari, (6) Mrs. Shital Choudhari, (7) Mrs. Poonam Gaikwad, (8) Mr. Pandurang Choudhari, (9) Mrs.		

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

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				Anjana Choudhari, (10) Miss Aarti Choudhari, (11) Mrs. Puja Pangari, (12) Mrs. Kalpana Ranawade and (13) Mrs. Lata Gaikwad, represented for registration by M/s. Subhadra Buildcon, through its partner Mr. Ganesh Dnyanoba Pokale; (14) Mrs. Madhuri Rajendra Pathare and (15) M/s. Sai Ramana Developers, through its proprietor Mrs. Madhuri Rajendra Pathare. Borrowers: (1) Mrs. Madhuri Rajendra Pathare, (2) M/s. Sai Ramana Associates, through its proprietor Mr. Rajendra Vinayak Pathare, and (3)		
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MH010927495202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
27 Sep 2026	Receipt	Receipt no.: 1115499259
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Dhayari S.No/CTS No/G.No. : 51
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010927495202627U		
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	MH010927495202627U	BARCODE			Date	27/09/2026-13:18:41		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.	00040572026092771650		CPAHHRDXT7	
Cheque/DD No.					Bank Date	RBI Date	27/09/2026-13:24:20		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 : 256036257

Mobile No. : XXXXXX6648

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.