



Ref. No. : IHFC/TSR/1282/2026.

Date : 18.08.2026.

Application No. : 77000335704
Transaction Type : Resell HL
Applicant : Mr. Mantesh Hiremath
Co-Applicant : Mrs. Aishwarya Hiremath
Existing Owner : Mr. Patakamuri K.V.S.S. Nagaraju
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Kharadi Branch, Pune.

- Legal Scrutiny Report pertaining to the file of Mr. Mantesh Hiremath and Mrs.

Aishwarya Hiremath.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Survey No. 52, Hissa Nos. 1A, 1B, 2, 3A, 3B, 4, 5, 6B, 6C, 6D, 6E, 6F, 8 and 10 and Survey No. 301, Hissa Nos. 1, 2, 3A and 3B, collectively admeasuring 04 Hectares 82 Ares, out of which the Project Area of M/s. Dreams Aakruti admeasures 04 Hectares 64 Ares, lying and situated at Village Hadapsar, Taluka Haveli, District Pune, within the local limits of Pune Municipal Corporation and within the Registration District Pune and Sub-Registration District Haveli.

The aforesaid amalgamated land was subsequently divided into Plot No. 1 admeasuring 11,219.16 Sq. Mtrs., Plot No. 2 admeasuring 13,100 Sq. Mtrs., Plot No. 3 admeasuring 2,833.09 Sq. Mtrs. and Plot No. 4 admeasuring 1,463.42 Sq. Mtrs. The subject building containing the subject flat is constructed on Plot No. 2 admeasuring 13,100 Sq. Mtrs.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

Boundaries of Plot No. 2:

On or towards the East : Adjacent Survey No. 52/6 (Part) and Proposed D.P. Road
On or towards the South : Proposed D.P. Road
On or towards the West : Adjacent Survey No. 52/9
On or towards the North : Open Space and Plot No. 1.

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

• **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 104, admeasuring 44.40 Sq. Mtrs. i.e. 478 Sq. Ft. Carpet Area, together with Terrace Area admeasuring 7.15 Sq. Mtrs. i.e. 77 Sq. Ft., situated on the Stilt Floor, in Wing "B", consisting of 1 Bedroom, 1 Hall and 1 Kitchen, in the project known as "DREAMS AAKRUTI", constructed/to be constructed on Plot No. 2 admeasuring 13,100 Sq. Mtrs., formed out of the aforesaid entire land property situated at Village Hadapsar, 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 dated 02.06.2010, executed by M/s. Dreams Aakruti, Joint Venture / AOP, comprising M/s. Dreams Construction Private Limited through its Director Mr. Ramesh Ghisulal Mehta and M/s. Aakruti Developers through its Partner Mr. Ramesh Lalchand Sanghavi, along with the Original Owners/Consenting Parties Nos. 1 to 98, to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 2 (Bibwewadi), Pune, under Serial No. 4755/2010.

• **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:

Narayan L. Khamkar (Advocate)

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

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

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

1. That the entire land property bearing various Hissa Numbers of Survey Nos. 52 and 301, collectively admeasuring 04 Hectares 82 Ares, situated at Village Hadapsar, Taluka Haveli, District Pune, was originally owned by different groups of landowners, namely Mr. Kaptan Lallubhai Marwadi Kumbhar and others, Mr. Manik Prabhakar Sanas and Mrs. Kirti Sadashiv Gaikwad, Mr. Dattatraya Pandurang Nhavale and others, Mr. Arjun Shripati Kale and others, Mr. Dilip Mahadu Nhavale and others and Smt. Indubai Vithoba Borate and others, as more particularly recited in the Agreement.
2. In respect of the land originally owned by Mr. Kaptan Lallubhai Marwadi Kumbhar and others, being Original Owners Nos. 1 to 3, they granted and entrusted development rights to M/s. Ghule Bhapkar Associates, through its Partners Mr. Yogesh Ghule, Mr. Nilesh Ghule, Mr. Vitthal Bhapkar and Mr. Vishwas Bhapkar, under a Development Agreement dated 12.12.2005, registered in the office of the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 7609/2005. They also executed an Irrevocable Power of Attorney in favour of M/s. Ghule Bhapkar Associates, registered under Serial No. 7610/2005.
3. Thereafter, M/s. Ghule Bhapkar Associates assigned the aforesaid development rights to M/s. Aakruti Developers, through its Partners (1) Mr. Ramesh Lalchand Sanghavi, (2) Mr. Rajesh Thanmal Sanghavi and (3) Mr. Harish Lalchand Sanghavi, under a Development Agreement dated 25.05.2006, registered in the office of the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 4628/2006. An Irrevocable Power of Attorney was also executed in favour of M/s. Aakruti Developers and registered under Serial No. 4629/2006.
4. That the land pertaining to Survey No. 52/6E, to the extent of 15 Ares, was originally owned by (1) Mr. Manik Prabhakar Sanas and (2) Mrs. Kirti Sadashiv Gaikwad, being Original Owners Nos. 4 and 5. They granted development rights to (1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe under a Development Agreement dated 21.04.2006, registered with the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 3519/2006 and also executed an Irrevocable Power of Attorney registered under Serial No. 3520/2006.

5. Thereafter, (1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe assigned their development rights to M/s. Aakruti Developers, under a Development Agreement dated 25.05.2006, registered with the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 4632/2006. They also executed an Irrevocable Power of Attorney in favour of M/s. Aakruti Developers registered under Serial No. 4633/2006.
6. That the land bearing Survey Nos. 52/5 and 52/8, collectively admeasuring 94 Ares, was originally owned by Mr. Dattatraya Pandurang Nhavale and others, being Original Owners Nos. 6 to 52. They granted the development rights to M/s. Ghule Bhapkar Associates under a Development Agreement dated 16.02.2006, registered with the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 1449/2006, and also executed an Irrevocable Power of Attorney registered under Serial No. 1450/2006.
7. Thereafter, M/s. Ghule Bhapkar Associates assigned the aforesaid development rights to M/s. Aakruti Developers by a Development Agreement dated 25.05.2006, registered with the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 4630/2006, along with an Irrevocable Power of Attorney registered under Serial No. 4631/2006.
8. That the lands bearing Survey Nos. 52/2, 52/3A, 52/3B, 52/6B, 52/6C, 52/6D, 52/6F, 52/10, 301/3A and 301/3B, collectively admeasuring 02 Hectares 76 Ares, were originally owned by Mr. Arjun Shripati Kale and others, being Original Owners Nos. 53 to 90. They granted the development rights to M/s. Ghule Bhapkar Associates under a Development Agreement dated 29.11.2005, registered in the office of the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 7177/2005, together with an Irrevocable Power of Attorney registered under Serial No. 7178/2005.
9. Thereafter, M/s. Ghule Bhapkar Associates assigned the aforesaid development rights to M/s. Aakruti Developers under a Development Agreement dated 05.07.2006, registered in the office

of the Sub-Registrar of Assurances, Haveli No. 6, under Serial No. 5534/2006, along with an Irrevocable Power of Attorney registered under Serial No. 5535/2006.

10. That the land bearing Survey No. 52/4, admeasuring 58 Ares, was originally owned by Mr. Dilip Mahadu Nhavale and others, being Original Owners Nos. 91 to 98. They granted the development rights to M/s. Aakruti Developers under a Development Agreement dated 12.03.2007, registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 1980/2007, together with an Irrevocable Power of Attorney registered under Serial No. 1981/2007.
11. Thereafter, M/s. Aakruti Developers assigned development rights in respect of 18 Ares to (1) Mr. Dilip Mahadu Nhavale, (2) Mr. Rajendra Mahadu Nhavale and (3) Mr. Somnath Mahadu Nhavale, under a Development Agreement dated 12.03.2007, registered under Serial No. 1982/2007, together with a Power of Attorney registered under Serial No. 1983/2007.
12. Thereafter, M/s. Dreams Construction Private Limited and M/s. Aakruti Developers came together for development of the larger property by creating a Joint Venture / Association of Persons under the name and style of "M/s. Dreams Aakruti". Accordingly, the Original Owners Nos. 1 to 98 together with M/s. Aakruti Developers entered into a Joint Development Agreement dated 27.12.2007, which was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 10359/2007. Further, an Irrevocable Power of Attorney was granted in favour of M/s. Dreams Construction Private Limited, which was duly registered in the same office under Serial No. 10360/2007.
13. That Survey No. 301/2, admeasuring 7 Ares, was originally owned by Smt. Indubai Vithoba Borate and others. Thereafter, they executed a Sale Deed dated 25.04.2008, and thereby sold and conveyed the said land to and in favour of M/s. Dreams Aakruti, Joint Venture / AOP. The said Sale Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 3635/2008. The name of M/s. Dreams Aakruti was thereafter recorded in the revenue record vide Mutation Entry No. 36517.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

14. Thus, land collectively admeasuring 04 Hectares 82 Ares became available for development, subject to the aforesaid 18 Ares assigned to the Original Owners Nos. 91 to 98. The Developer thereafter submitted proposals for division and amalgamation of the land to the Pune Municipal Corporation. The Pune Municipal Corporation sanctioned the Land Division and Amalgamation vide Order No. DPO/PLU8/0309/08/14 dated 25.08.2008, pursuant to which Plot Nos. 1 to 4 were formed, including Plot No. 2 admeasuring 13,100 Sq. Mtrs.
15. Thereafter, the Pune Municipal Corporation sanctioned the building plans and granted Commencement Certificates bearing Nos. CC/2334/08 and CC/2335/08 dated 31.10.2008 in respect of Plot Nos. 1 and 2 respectively. Accordingly, the construction on Plot No. 2 was sanctioned under Commencement Certificate No. CC/2335/08 dated 31.10.2008.
16. Thereafter, the Promoter commenced development of the project known as “DREAMS AAKRUTI” upon the said property and became entitled, pursuant to the aforesaid Development Agreements and Powers of Attorney, to construct and dispose of the flats/units therein.
17. Thereafter, M/s. Dreams Aakruti, Joint Venture / AOP, comprising M/s. Dreams Construction Private Limited through its Director Mr. Ramesh Ghisulal Mehta and M/s. Aakruti Developers through its Partner Mr. Ramesh Lalchand Sanghavi, with the Original Owners/Consenting Parties Nos. 1 to 98, executed an Agreement dated 02.06.2010, thereby agreed to sell, transfer and convey Flat No. 104, admeasuring 44.40 Sq. Mtrs. i.e. 478 Sq. Ft. Carpet Area together with Terrace Area admeasuring 7.15 Sq. Mtrs. i.e. 77 Sq. Ft., situated on the Stilt Floor of Wing “B”, in the project “DREAMS AAKRUTI”, constructed on Plot No. 2, to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju, for consideration of Rs.15,18,750/-. The said Agreement has been duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 2 (Bibwewadi), Pune, under Serial No. 4755/2010.

18. Thereafter, Mr. Patakamuri K.V.S.S. Nagaraju has paid the entire consideration amount to the said builder/developer M/s. Dreams Aakruti. Accordingly, the said builder/developer has handed over the physical possession of the subject property to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju.

19. Thus, as aforesaid the subject property is owned and possessed by Mr. Patakamuri K.V.S.S. Nagaraju. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is not free from encumbrances. Therefore, Mr. Patakamuri K.V.S.S. Nagaraju is entitled to sell, transfer and convey the subject property to and in favour of Mr. Mantesh Hiremath and Mrs. Aishwarya Hiremath or any other prospective purchaser/s.

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

1. Agreement dated 02.06.2010, executed by M/s. Dreams Aakruti, Joint Venture / AOP, comprising M/s. Dreams Construction Private Limited through its Director Mr. Ramesh Ghisulal Mehta and M/s. Aakruti Developers through its Partner Mr. Ramesh Lalchand Sanghavi, along with the Original Owners/Consenting Parties Nos. 1 to 98, to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 2 (Bibwewadi), Pune, under Serial No. 4755/2010.

• **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.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

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	No.

	original landowner in favour of the loan applicant?	
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 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	

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

	visiting the official website of the Inspector General of Registration (IGR), Government of Maharashtra. The search has been conducted for the period of the last thirteen (13) years, i.e., from 2014 to 2026, in respect of subject property. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH008454285202627E and Department ID No. 80450984. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115362973, dated 17.08.2026 at 04:01 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.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is hereby certified that, the subject property is owned and possessed by Mr. Patakamuri K.V.S.S. Nagaraju. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is not free from encumbrances. Therefore, Mr. Patakamuri K.V.S.S. Nagaraju is entitled to sell, transfer and convey the subject property to and in favour of Mr. Mantesh Hiremath and Mrs. Aishwarya Hiremath or any other prospective purchaser/s.

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

1. Original Agreement dated 02.06.2010, executed by M/s. Dreams Aakruti, Joint Venture / AOP, comprising M/s. Dreams Construction Private Limited through its Director Mr. Ramesh Ghisulal Mehta and M/s. Aakruti Developers through its Partner Mr. Ramesh Lalchand Sanghavi, along with the Original Owners/Consenting Parties Nos. 1 to 98, to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju, which is registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 2 (Bibwewadi), Pune, under Serial No. 4755/2010.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Dreams Aakruti to and in favour of Mr. Patakamuri K.V.S.S. Nagaraju, pertaining to the subject property.
3. Original Deed of Assignment to be executed and registered by Mr. Patakamuri K.V.S.S. Nagaraju to and in favour of Mr. Mantesh Hiremath and Mrs. Aishwarya Hiremath, pertaining to the subject property.
4. Original NOC to Mortgage from the builder/developer, i.e. M/s. Dreams Aakruti or the Co-Operative Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

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

Thanking you,

Place : Pune.

Date : 17.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.18
10:24:47 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
7609/2005	Development Agreement	12.12.2005	Sub-Registrar of Assurances, Haveli No. 6, Pune	(1) Mr. Kaptan Lallubhai Marwadi Kumbhar, (2) Mr. Lallubhai Hunkar Marwadi Kumbhar and (3) Mr. Vishal Kaptan Marwadi Kumbhar	M/s. Ghule Bhapkar Associates, through its Partners Mr. Yogesh Ghule, Mr. Nilesh Ghule, Mr. Vitthal Bhapkar and Mr. Vishwas Bhapkar	Development rights pertaining to the concerned portion of the larger project land bearing Survey Nos. 52 and 301, Village Hadapsar, Pune.
7610/2005	Irrevocable Power of Attorney	12.12.2005	Sub-Registrar of Assurances, Haveli No. 6, Pune	Mr. Kaptan Lallubhai Marwadi Kumbhar and others, Original Owners Nos. 1 to 3	M/s. Ghule Bhapkar Associates	Development and allied rights pertaining to the aforesaid land.
7177/2005	Development Agreement	29.11.2005	Sub-Registrar of Assurances, Haveli No. 6, Pune	Mr. Arjun Shripati Kale and others, Original Owners Nos. 53 to 90	M/s. Ghule Bhapkar Associates	Lands bearing Survey Nos. 52/2, 52/3A, 52/3B, 52/6B, 52/6C, 52/6D, 52/6F, 52/10, 301/3A and 301/3B, collectively admeasuring 02 H. 76 Ares, Hadapsar.
7178/2005	Irrevocable Power of Attorney	29.11.2005	Sub-Registrar of Assurances, Haveli No. 6, Pune	Mr. Arjun Shripati Kale and others, Original Owners Nos. 53 to 90	M/s. Ghule Bhapkar Associates	Development and allied rights pertaining to the aforesaid lands.
1449/2006	Development Agreement	16.02.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	Mr. Dattatraya Pandurang Nhavale and others, Original Owners Nos. 6 to 52	M/s. Ghule Bhapkar Associates	Lands bearing Survey Nos. 52/5 and 52/8, collectively admeasuring 94 Ares, Hadapsar.
1450/2006	Irrevocable Power of Attorney	16.02.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	Mr. Dattatraya Pandurang Nhavale and others, Original Owners Nos. 6 to 52	M/s. Ghule Bhapkar Associates	Development and allied rights pertaining to Survey Nos. 52/5 and 52/8.
3519/2006	Development Agreement	21.04.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	(1) Mr. Manik Prabhakar Sanas and (2) Mrs. Kirti Sadashiv Gaikwad	(1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe	Land bearing Survey No. 52/6E, admeasuring 15 Ares, Hadapsar.
3520/2006	Irrevocable Power of Attorney	21.04.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	(1) Mr. Manik Prabhakar Sanas and (2) Mrs. Kirti Sadashiv Gaikwad	(1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe	Development and allied rights pertaining to Survey No. 52/6E.
4628/2006	Development Agreement	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers, through its Partners (1) Mr. Ramesh Lalchand Sanghavi, (2) Mr. Rajesh Thanmal Sanghavi and (3) Mr. Harish Lalchand Sanghavi	Assignment of development rights acquired from Original Owners Nos. 1 to 3.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

4629/2006	Irrevocable Power of Attorney	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers	Development and allied rights pertaining to the aforesaid land.
4630/2006	Development Agreement	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers	Assignment of development rights pertaining to lands bearing Survey Nos. 52/5 and 52/8.
4631/2006	Irrevocable Power of Attorney	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers	Development and allied rights pertaining to Survey Nos. 52/5 and 52/8.
4632/2006	Development Agreement	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	(1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe	M/s. Aakruti Developers	Assignment of development rights pertaining to land bearing Survey No. 52/6E, admeasuring 15 Ares.
4633/2006	Irrevocable Power of Attorney	25.05.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	(1) Mrs. Sunita Madhukar Kokane and (2) Mr. Rajendra Gangadhar Sathe	M/s. Aakruti Developers	Development and allied rights pertaining to Survey No. 52/6E.
5534/2006	Development Agreement	05.07.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers	Assignment of development rights pertaining to Survey Nos. 52/2, 52/3A, 52/3B, 52/6B, 52/6C, 52/6D, 52/6F, 52/10, 301/3A and 301/3B.
5535/2006	Irrevocable Power of Attorney	05.07.2006	Sub-Registrar of Assurances, Haveli No. 6, Pune	M/s. Ghule Bhapkar Associates	M/s. Aakruti Developers	Development and allied rights pertaining to the aforesaid lands.
1980/2007	Development Agreement	12.03.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	Mr. Dilip Mahadu Nhavale and others, Original Owners Nos. 91 to 98	M/s. Aakruti Developers	Land bearing Survey No. 52/4, admeasuring 58 Ares, Hadapsar.
1981/2007	Irrevocable Power of Attorney	12.03.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	Mr. Dilip Mahadu Nhavale and others, Original Owners Nos. 91 to 98	M/s. Aakruti Developers	Development and allied rights pertaining to Survey No. 52/4.
1982/2007	Development Agreement	12.03.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	M/s. Aakruti Developers	(1) Mr. Dilip Mahadu Nhavale, (2) Mr. Rajendra Mahadu Nhavale and (3) Mr. Somnath Mahadu Nhavale	Development rights in respect of 18 Ares out of the concerned land.
1983/2007	Power of Attorney	12.03.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	M/s. Aakruti Developers	(1) Mr. Dilip Mahadu Nhavale, (2) Mr. Rajendra Mahadu Nhavale and (3) Mr. Somnath Mahadu Nhavale	Rights pertaining to the aforesaid 18 Ares of land.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane,
180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

10359/2007	Joint Development Agreement	27.12.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	Original Owners Nos. 1 to 98 together with M/s. Aakruti Developers	M/s. Dreams Aakruti, Joint Venture / AOP comprising M/s. Dreams Construction Private Limited and M/s. Aakruti Developers	Development of the larger project land bearing various Hissa Nos. of Survey Nos. 52 and 301, Hadapsar, forming project "DREAMS AAKRUTI".
10360/2007	Irrevocable Power of Attorney	27.12.2007	Sub-Registrar of Assurances, Haveli No. 1, Pune	Original Owners Nos. 1 to 98 / concerned parties	M/s. Dreams Construction Private Limited	Development and allied rights pertaining to the larger project land of "DREAMS AAKRUTI".
3635/2008	Sale Deed	25.04.2008	Sub-Registrar of Assurances, Haveli No. 1, Pune	Smt. Indubai Vithoba Borate and others	M/s. Dreams Aakruti, Joint Venture / AOP	Land bearing Survey No. 301/2, admeasuring 7 Ares, Village Hadapsar, Pune.
4755/2010	Agreement	02.06.2010	Joint Sub-Registrar of Assurances, Haveli No. 2 (Bibwewadi), Pune	M/s. Dreams Aakruti, Joint Venture / AOP, comprising M/s. Dreams Construction Private Limited through its Director Mr. Ramesh Ghisulal Mehta and M/s. Aakruti Developers through its Partner Mr. Ramesh Lalchand Sanghavi, along with Original Owners/Consenting Parties Nos. 1 to 98	Mr. Patakamuri K.V.S.S. Nagaraju	Flat No. 104, Stilt Floor, Wing "B", "DREAMS AAKRUTI", Carpet Area 44.40 Sq. Mtrs. i.e. 478 Sq. Ft., together with Terrace Area 7.15 Sq. Mtrs. i.e. 77 Sq. Ft., constructed on Plot No. 2 admeasuring 13,100 Sq. Mtrs., Hadapsar, Pune.

Narayan L. Khamkar (Advocate)

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

Office Address – Flat No. 3, Second Floor, Gurudatta Apartment, Behind Bhawkar Garage, Regent Hotel Lane, 180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nlklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

MH008454285202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
17 Aug 2026	Receipt	Receipt no.: 1115362973
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Hadapasar S.No/CTS No/G.No. : 52
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH008454285202627E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



CHALLAN
MTR Form Number-6



GRN	MH008454285202627E	BARCODE			Date	17/08/2026-14:49:33		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.	02003942026081700669		1505117061	
Cheque/DD No.					Bank Date	RBI Date	17/08/2026-14:50:44		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 80450984

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.