



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1470/2026.

Date : 20.09.2026.

Application No. : 77000355537
Transaction Type : Resale Purchase
Applicant : Mr. Rajvardhan Bajirao Patil
Co-Applicant : Mrs. Sujata Bajirao Patil
Existing Owners : 1. Mr. Rajratna Gajanan Patil and
2. Mrs. Vaishali Gajanan Patil
Existing Lender : Nil.

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Kolhapur Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Rajvardhan Bajirao Patil and Mrs. Sujata Bajirao Patil.**

- **PART I : PROPERTY DETAILS**
- **Description of Subject Property.-**

All that piece and parcel of the non-agricultural land properties bearing Plot/Tenement No. D-5, admeasuring 25.00 Sq. Mtrs. and Plot/Tenement No. D-6, admeasuring 25.00 Sq. Mtrs., aggregating to 50.00 Sq. Mtrs., out of R.S. No. 862, situated at Surve Nagar, 'A' Ward, Kasaba Karveer, Taluka Karveer, District Kolhapur, within the limits of the Kolhapur Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Karveer, Kolhapur.

Hereinafter, referred to as the "Subject Property".

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

1. Sale Deed, dated 28.03.2022, executed by Mrs. Vina Prashant Relekar to and in favour of (1) Mrs. Vaishali Gajanan Patil and (2) Mr. Rajratna Gajanan Patil, which is registered in the office

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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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of the Joint Sub-Registrar of Assurances, Karveer No. 4, Kolhapur, under Serial No. 1460/2022.

• **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 subject property was originally owned and possessed by Mrs. Pooja Vijay Kale.
2. The subject properties are converted into residential non-agricultural use by the Order bearing No. Desk-III-RB-LNA-SR-524, dated 20.08.1991 by Hon'ble District Collector, Kolhapur.
3. Further, Kolhapur Municipal Corporation, Kolhapur sanctioned the building plan by Commencement Certificate, dated 18.11.1996.
4. Thereafter, Mrs. Pooja Vijay Kale executed a Deed of Conveyance dated 28-08-2009, whereby she sold, transferred and conveyed the property comprising Non-Agricultural Plot No. 5 admeasuring 25.00 Sq. Mtrs. and Plot No. 6 admeasuring 25.00 Sq. Mtrs., aggregating to 50.00 Sq. Mtrs., together with load-bearing construction admeasuring 42.00 Sq. Mtrs., out of R.S. No. 862, situated at Surve Nagar, A Ward, Kasba Karveer, within the limits of Kolhapur Municipal Corporation, to and in favour of Mrs. Veena Prashant Relekar. The said Deed of Conveyance has been duly registered in the office of the Sub-Registrar of Assurances, Karveer No. 4, under Serial No. 4147/2009.
5. Thereafter, Mrs. Veena Prashant Relekar executed a Sale Deed dated 28-03-2022, whereby she sold, transferred and conveyed the residential house property comprising Plot/Tenement No. D-6 admeasuring 25.00 Sq. Mtrs., together with the load-bearing construction standing on Plot/Tenement Nos. D-5 and D-6, having super built-up area admeasuring 46.50 Sq. Mtrs., being an old residential house property of about 33 years, situated out of R.S. No. 862, at Surve Nagar, A Ward, Kasba Karveer, within the limits of Kolhapur Municipal Corporation, to and in

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favour of (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil. The said Sale Deed has been duly registered in the office of the Joint Sub-Registrar of Assurances, Karveer No. 4, under Serial No. 1460/2022.

6. Accordingly, the names of the said purchasers recorded to the 7/12 extracts of both the subject properties by virtue of mutation entry no. 118976.
7. Thus, as aforesaid the subject property is owned and possessed by (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances.
8. Therefore, (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil are entitled to sell, transfer and convey the subject property to and in favour of Mr. Rajvardhan Bajirao Patil and Mrs. Sujata Bajirao Patil or any other prospective purchasers.

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

1. Sale Deed, dated 28.03.2022, executed by Mrs. Vina Prashant Relekar to and in favour of (1) Mrs. Vaishali Gajanan Patil and (2) Mr. Rajratna Gajanan Patil, which is registered in the office of the Joint Sub-Registrar of Assurances, Karveer No. 4, Kolhapur, under Serial No. 1460/2022.

• **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.

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5.3	Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent?	No.
5.4	Whether the user land has been converted into non-agricultural for residential use by the order of the Competent Authority?	Yes.
5.5	Whether up to date tax/land revenue has been paid in respect of the property?	Not known.
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	I have perused the photocopies as mentioned above.
5.7	Whether required documents are available for creating mortgage?	Yes.
5.8	Whether all the previous owners of the property had the right and competency to transfer the property?	Yes.
5.9	Whether the proposed owners of the property had the right and competency to transfer the property?	No.
5.10	What is the tenure of the land; if it is leased? Not applicable years (remaining period)	The said property is having Tenure Class – 1.
5.11	Whether the land is Adivasi (Tribal) Land?	No.
5.12	Whether the land/property are joint family property?	No.
5.13	Whether SARFAESI Act applicable:	Yes. Subject to the observations mentioned in the flow of title.
5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.

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5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required?	No.
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	No.
5.20	Whether Search Report is obtained and submitted?	Yes.

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	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. MH010210357202627E and Department ID No. 158333126. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115459838, dated 16.09.2026 at 12:25 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.

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	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 subject property is owned and possessed by (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil are entitled to sell, transfer and convey the subject property to and in favour of Mr. Rajvardhan Bajirao Patil and Mrs. Sujata Bajirao Patil or any other prospective purchasers.

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

1. Original Sale Deed, executed by Mrs. Pooja Vijay Kale to and in favour of Mrs. Vina Prashant Relekar, which is registered under Serial No. 4147/2009. The exact date of execution/registration and name of the Sub-Registrar office are required to be verified from the original/certified copy of the said document.
2. Original Sale Deed, dated 28.03.2022, executed by Mrs. Vina Prashant Relekar to and in favour of (1) Mrs. Vaishali Gajanan Patil and (2) Mr. Rajratna Gajanan Patil, which is registered in the office of the Joint Sub-Registrar of Assurances, Karveer No. 4, Kolhapur, under Serial No. 1460/2022.
3. Original Sale Deed to be executed and regisitered by (1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil to and in favour of Mr. Rajvardhan Bajirao Patil and Mrs. Sujata Bajirao Patil, pertaining to the subject property.

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4. Copy of Desk-III-RB-LNA-SR-524, dated 20.08.1991 passed by Hon'ble District Collector, Kolhapur.
 5. Copy of Commencement Certificate issued by the Kolhapur Municipal Corporation, Kolhapur.
 6. Latest 7/12 extracts of both the subject properties.
- **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 : 20.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.28
16:15:28 +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
4147/2009	Deed of Conveyance	28-08-2009	Sub-Registrar of Assurances, Karveer No. 4	Mrs. Pooja Vijay Kale	Mrs. Veena Prashant Relekar	Division: Karveer (Ward A), Kolhapur Municipal Corporation; Sub-Division: 1/23. Property situated at Surve Nagar, A Ward, within the limits of Kolhapur Municipal Corporation, out of R.S. No. 862, comprising Non-Agricultural Plot No. 5 admeasuring 25 Sq. Mtrs. and Plot No. 6 admeasuring 25 Sq. Mtrs., aggregating to 50.00 Sq. Mtrs., together with load-bearing construction admeasuring 42.00 Sq. Mtrs.
1460/2022	Sale Deed	28-03-2022	Joint Sub-Registrar of Assurances, Karveer No. 4	Mrs. Veena Prashant Relekar	(1) Mr. Rajratna Gajanan Patil and (2) Mrs. Vaishali Gajanan Patil	Other Information: Property situated at Surve Nagar, A Ward, Kasba Karveer, within the limits of Kolhapur Municipal Corporation, out of R.S. No. 862, comprising Plot/Tenement No. D-6 admeasuring 25.00 Sq. Mtrs., together with load-bearing construction standing on Plot/Tenement Nos. D-5 and D-6, having super built-up area admeasuring 46.50 Sq. Mtrs., being a 33-year-old residential house property.

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MH010210357202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
16 Sep 2026	Receipt	Receipt no.: 1115459838
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Kolhapur Village :A Ward Kolhapur Shahar S.No/CTS No/G.No. : 862
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010210357202627E		
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'.		



GRN MH010210357202627E		BARCODE 		Date 15/09/2026-13:52:18		Form ID	
Department Inspector General Of Registration				Payer Details			
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)			
				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.	02003942026091500516	1509274174
Cheque/DD No.				Bank Date	RBI Date	15/09/2026-13:53:13	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF BARODA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Mobile No. : XXXXXX0198

Department ID : 158333126 Mobile No. : X
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

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 नमद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.