



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1546/2026.

Date : 26.09.2026.

Application No. : 77000358687
Transaction Type : Builder Purchase
Applicant : Mr. Sunil Dinkar Mhaske
Co-Applicant : Mrs. Jyoti Sunil Mhaske

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

- Legal Scrutiny Report pertaining to the file of Mr. Sunil Dinkar Mhaske and Mrs.

Jyoti Sunil Mhaske.

- PART I : PROPERTY DETAILS
- Description of Entire Land Property.-

All that piece and parcel of the following contiguous/constituent lands situated at Village Vadgaon Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation, aggregating to approximately 17,077.13 Sq. Mtrs., more particularly described as under:

A. Land admeasuring 3,400 Sq. Mtrs., bearing Survey No. 39, Hissa No. 1/1/2, bounded as under:

On or towards the East : By property of Super Cartoons Company.
On or towards the South : By property of Vishnu Metal Company.
On or towards the West : By Road.
On or towards the North : By property of Super Cartoons Company.

B. Land admeasuring 827.13 Sq. Mtrs., out of total land admeasuring 00 Hectare 65 Ares, bearing Survey No. 39, Hissa No. 1/2/2, bounded as under:

On or towards the East : By Mate Nagar.
On or towards the South : By remaining part of Survey No. 39/2/1A.
On or towards the West : By Survey No. 39/2/1A.

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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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On or towards the North : By remaining part of Survey No. 39/1/2/2.

C. Land admeasuring 1 Hectare 03 Ares, i.e. 10,300 Sq. Mtrs., bearing Survey No. 39, Hissa No. 2/1A, corresponding to CTS Nos. 2853 to 2896, bounded as under:

On or towards the East: By Survey Nos. 39/2/2 and 39/2/3.

On or towards the South: By Survey No. 39/2/1B.

On or towards the West: By Road.

On or towards the North: By Survey No. 39/1/1.

D. Land admeasuring 2,550 Sq. Mtrs., out of land admeasuring 00 Hectare 41.26.35 Ares, bearing Survey No. 39, Hissa No. 2/1B/Amenity Space, bounded as under:

On or towards the East: By Survey No. 39/2/3.

On or towards the South: By remaining portion of Survey No. 39/2/1B.

On or towards the West: By remaining portion of Survey No. 39/2/1B.

On or towards the North: By Survey No. 39/2/1A.

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

• **DESCRIPTION OF SUBJECT PROPERTY.-**

All that piece and parcel of Residential Flat/Unit No. 1402, situated on the 14th Floor, in Building G, Wing G-2, in the project known as "SAMARTH NAGAR", constructed upon the entire land property bearing Survey No. 39, Hissa Nos. 1/1/2, 1/2/2, 2/1A and 2/1B/Amenity Space, situated at Village Vadgaon Sheri, Taluka Haveli, District Pune, within the limits of Pune Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

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

1. Draft of an Agreement for Sale proposed to be executed by M/s. Arihant Associates, through its Partner Mr. Santosh Mansukhlal Katariya, with the concerned landowners/consenting

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parties, to and in favour of (1) Mr. Sunil Dinkar Mhaske and (2) Mrs. Jyoti Sunil Mhaske, pertaining to the subject property.

• **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 consists of the aforesaid constituent lands bearing Survey No. 39, Hissa Nos. 1/1/2, 1/2/2, 2/1A and 2/1B/Amenity Space, situated at Village Vadgaon Sheri, Taluka Haveli, District Pune, and the concerned landowners/consenting parties, including Mr. Vinaykumar Sampatlal Kathotia and others, are recorded as the owners thereof.
2. Thereafter, the concerned landowners executed a Development Agreement dated 23.08.2002, whereby they granted and entrusted development rights in respect of the concerned portion of the Entire Land Property to and in favour of M/s. Arihant Associates. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2944/2002.
3. Further, in continuation thereof, the concerned landowners executed a Power of Attorney dated 23.08.2002 in favour of M/s. Arihant Associates, thereby authorising the developer to undertake and complete development of the concerned land. The said Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2945/2002.
4. Thereafter, the concerned landowners executed a Development Agreement dated 30.01.2003, whereby they granted development rights in respect of the concerned land to and in favour of M/s. Arihant Associates. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 314/2003.
5. Further, the concerned landowners executed a Power of Attorney dated 30.01.2003 in favour of M/s. Arihant Associates, which was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 315/2003.

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6. Thereafter, another Development Agreement dated 16.07.2003 was executed by the concerned landowners in favour of M/s. Arihant Associates and was registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2208/2003.
7. Further, the corresponding Power of Attorney dated 16.07.2003 was executed in favour of M/s. Arihant Associates and registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2209/2003.
8. Thereafter, the concerned landowners executed another Development Agreement dated 14.02.2008 in favour of M/s. Arihant Associates. The said Development Agreement was duly registered on 28.03.2008 in the office of the Sub-Registrar of Assurances, Haveli No. 19, Pune, under Serial No. 2457/2008.
9. Further, the concerned landowners executed a corresponding Power of Attorney dated 14.02.2008 in favour of M/s. Arihant Associates, which was duly registered on 28.03.2008 in the office of the Sub-Registrar of Assurances, Haveli No. 19, Pune, under Serial No. 2458/2008.
10. By virtue of the aforesaid registered Development Agreements and Powers of Attorney, M/s. Arihant Associates acquired development rights and authority to develop the Entire Land Property and to construct and sell the residential/commercial units forming part of the project.
11. Thereafter, the promoter/landowners obtained N.A. permission and building permissions from the competent authorities. The Agreement refers to N.A./construction permissions bearing No. NA/SR/IV/H/131/70 dated 14.01.1970 and No. PRH/NA/SR/43/2004 dated 29.10.2004.
12. Thereafter, the promoter obtained sanctioned building plans and Commencement Certificates from Pune Municipal Corporation, including original and revised permissions bearing Nos. 2667 dated 30.05.2003, D.P.O/8871/H/136 dated 21.01.2004, CC/177/03 dated 16.02.2004, CC/2106/03 dated 15.03.2004, CC/3681/04 dated 04.01.2005, CC/4027/07 dated 29.03.2008, CC/0801/12 dated 24.05.2012, CC/0944/16 dated 14.07.2016, CC/1514/19 dated 05.10.2019, CC/2528/21 dated 25.11.2021, CC/0027/23 dated 05.04.2023 and CC/1739/25 dated 07.08.2025.

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13. Thereafter, M/s. Arihant Associates implemented the ownership flats scheme/project known as “SAMARTH NAGAR” upon the Entire Land Property and constructed various buildings/wings therein.
14. The promoter obtained various Part Completion/Occupancy Certificates, including Part Completion Certificate No. OCC/0749/24 dated 26.09.2024, Part Completion Certificate No. OCC/0680/25 dated 26.09.2025, and Part Completion Certificate No. OCC/1132/25 dated 21.01.2026 relating inter alia to Buildings/Wings G1 and G2. Thereafter, Pune Municipal Corporation issued the Full Occupancy Certificate No. OCC/1408/25 dated 24.03.2026 in respect of Wing G-2, specifically permitting occupation of Flat Nos. 1401, 1402, 1403 and 1404 on the 14th Floor.
15. The project known as “SamarthNagar” was registered with the Maharashtra Real Estate Regulatory Authority under MahaRERA Registration No. P52100026884. The supplied extension certificate records extension of registration up to 30.03.2026.
16. Thus, as aforesaid the said builder/developer, i.e. M/s. Arihant Associates is entitled to develop the entire land property by constructing the multi-storied building. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Arihant Associates is entitled to sell, transfer and convey the subject property to and in favour of Mr. Sunil Dinkar Mhaske and Mrs. Jyoti Sunil Mhaske, or any other prospective purchaser/s.

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

1. Development Agreement, dated 23.08.2002, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2944/2002.
2. Irrevocable Power of Attorney, dated 23.08.2002, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2945/2002.

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3. Development Agreement, dated 30.01.2003, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 314/2003.
4. Irrevocable Power of Attorney, dated 30.01.2003, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 315/2003.
5. Development Agreement, dated 16.07.2003, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2208/2003.
6. Irrevocable Power of Attorney, dated 16.07.2003, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 2209/2003.
7. Development Agreement, dated 14.02.2008, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 19, Pune, on 28.03.2008, under Serial No. 2457/2008.
8. Irrevocable Power of Attorney, dated 14.02.2008, executed by the concerned landowners to and in favour of M/s. Arihant Associates, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 19, Pune, on 28.03.2008, under Serial No. 2458/2008.

• **PART V : OTHER PROVISIONS**

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

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5.14	Is land/property/Flat being subject to any reservations/ acquisitions/ requisitions?	No.
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant?	No.
5.16	Whether the said POA holder has/had authority to sell the property under POA?	NA
5.17	Whether POA as recorded in 5.15 is registered?	NA
5.18	Whether any prior permission/NOC/Consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission/NOC is required and list of all permission / No objection required?	No.
5.19	Whether any permission/consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time Line to obtain such permission; and any 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. MH010543748202627U and Department ID No. 371605161. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115488563, dated 24.09.2026 at 01:51 PM, was generated prior to obtaining the search results.

It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period.

It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.

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5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, builder/developer, i.e. M/s. Arihant Associates is entitled to develop the entire land property by constructing the multi-storied building. Further, the entire land property and subject property is free from encumbrances. Therefore, the said builder/developer, i.e. M/s. Arihant Associates is entitled to sell, transfer and convey the subject property to and in favour of Mr. Sunil Dinkar Mhaske and Mrs. Jyoti Sunil Mhaske, 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 for Sale proposed to be executed by M/s. Arihant Associates, through its Partner Mr. Santosh Mansukhlal Katariya, with the concerned landowners/consenting parties, to and in favour of (1) Mr. Sunil Dinkar Mhaske and (2) Mrs. Jyoti Sunil Mhaske, pertaining to the subject property.
2. Original Payment Receipt issued by the builder/developer, i.e. M/s. Arihant Associates to and in favour of (1) Mr. Sunil Dinkar Mhaske and (2) Mrs. Jyoti Sunil Mhaske, pertaining to the subject property.
3. Original NOC to Mortgage from the builder/developer, i.e. M/s. Arihant Associates to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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

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

Thanking you,

Place : Pune.

Date : 26.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed
by Narayan
Laxman Khamkar
Date: 2026.09.26
20:30:24 +05'30'

NARAYAN KHAMKAR & LAW ASSOCIATES

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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
2944/2002	Development Agreement	27.08.2002	Sub-Registrar of Assurances, Haveli No. 7, Pune	M/s. Vishnu Metal Industries through its partners Mr. Surendrakumar Bramhadatta Agarwal, Mr. Mahendrakumar Bramhadatta Agarwal and Mr. Vinodkumar Bramhadatta Agarwal	M/s. Arihant Associates through its partners Mr. Chandrakant Jivraj Pagariya and Mr. Santosh Mansukhlal Katariya	Survey No. 39, Hissa No. 2/1A, admeasuring 1 Hectare 03 Ares i.e. 10,300 Sq. Mtrs., Vadgaon Sheri, Pune.
2945/2002	Irrevocable Power of Attorney	27.08.2002	Sub-Registrar of Assurances, Haveli No. 7, Pune	Concerned landowners	M/s. Arihant Associates	Relating to the development of Survey No. 39, Hissa No. 2/1A, Vadgaon Sheri, Pune.
314/2003	Development Agreement	30.01.2003	Sub-Registrar of Assurances, Haveli No. 7, Pune	Ganraj Developers through Proprietor Mr. Harkachand Gulabchand Dhoka and Mr. Vinaykumar Sampatlal Kathotia through constituted attorney Mr. Vivekkumar Sampatlal Kathotia	M/s. Arihant Associates through its partners Mr. Chandrakant Jivraj Pagariya and Mr. Santosh Mansukhlal Katariya	Survey No. 39, Hissa No. 1/1/2, admeasuring 00 Hectare 34 Ares i.e. 3,400 Sq. Mtrs., Vadgaon Sheri, Pune.
315/2003	Irrevocable Power of Attorney	30.01.2003	Sub-Registrar of Assurances, Haveli No. 7, Pune	Concerned landowners	M/s. Arihant Associates	Relating to the development of Survey No. 39, Hissa No. 1/1/2, Vadgaon Sheri, Pune.
2208/2003	Development Agreement	16.07.2003	Sub-Registrar of Assurances, Haveli No. 7, Pune	Mrs. Janakrani Tilakraj Agarwal, Mr. Ashok Tilakraj Agarwal, Mr. Rajkumar Tilakraj Agarwal, Mr. Tilakraj Vishnudatta Agarwal and Mr. Vijaykumar Tilakraj Agarwal	M/s. Arihant Associates through its partners Mr. Chandrakant Jivraj Pagariya and Mr. Santosh Mansukhlal Katariya	Survey No. 39, Hissa No. 1/2/2, out of total 65 Ares, portion admeasuring 8,900 Sq. Ft. i.e. 827.13 Sq. Mtrs., Vadgaon Sheri, Pune.
2209/2003	Irrevocable Power of Attorney	16.07.2003	Sub-Registrar of Assurances, Haveli No. 7, Pune	Concerned landowners	M/s. Arihant Associates	Relating to the development of the aforesaid 827.13 Sq. Mtrs. out of Survey No. 39, Hissa No. 1/2/2.
2457/2008	Development Agreement	28.03.2008	Sub-Registrar of Assurances, Haveli No. 19, Pune	Mohanlal Manilal Shah HUF through its concerned members	M/s. Arihant Associates through its partners Mr. Chandrakant Jivraj Pagariya and Mr. Santosh Mansukhlal Katariya	Portion admeasuring 2,550 Sq. Mtrs. out of Survey No. 39, Hissa No. 2/1B / Amenity Space, Vadgaon Sheri, Pune.
2458/2008	Irrevocable Power of Attorney	28.03.2008	Sub-Registrar of Assurances, Haveli No. 19, Pune	Concerned landowners / members of Mohanlal Manilal Shah HUF	M/s. Arihant Associates	Relating to development rights concerning the aforesaid portion of Survey No. 39, Hissa No. 2/1B / Amenity Space.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

Registration Certificate of Project

1. This registration is granted under section 5 of the Act to the following project under project registration number :

P52100026884

- Project **SamarthNagar**
- Plot Bearing / CTS / Survey / Final Plot No.: **39 1 2 1,39 1 2 2,39 2 1A,39 1 1 2,39 2 1** at **Haveli, Pune, 411014**
- **Arihant Associates** having its registered office / principal place of business at **Haveli, Pune, 411014**

2. This registration is granted subject to the following conditions, namely:-

- The promoter shall enter into an agreement for sale with the allottees.
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5
- OR
- That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The registration shall be valid for a period commencing from **03/11/2020** and ending with **30/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under
 - That the promoter shall take all the pending approvals from the competent authorities

3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

"This certificate of registration supersedes and replaces the previous certificate of registration dated 21/08/2026"

Digitally Signed By

Prakash Kaluram Sabale
Secretary, MahaRERA)

24 AUG 2026 02:55:21 PM +0530



Dated: 24/08/2026

Place : Mumbai

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Summary

Project Name: SamarthNagar

Project Registration Certificate Number: P52100026884

Promoter Name: Arihant Associates

Original Project Completion date: 30/03/2025

Project Type: Residential / Group Housing

Correction update Summary

Application for Correction u/s 14(2)	Date of Approval
Correction-1	28/01/2022
Correction-2	15/05/2023
Correction-3	08/12/2025
Correction-4	20/08/2026

Extension update Summary

Application for Extension u/s 6 or u/s 7(3)	Date of Approval as per "Form F" rule 7(2)	Revised date of Completion
Extension-1		30/03/2026
Covid Extension -2	07/09/2021	30/03/2025

"The certificate of registration supersedes and replaces the previous certificate of registration dated 21/08/2026"



Maharashtra Real Estate Regulatory Authority

CERTIFICATE FOR EXTENSION OF REGISTRATION OF PROJECT FORM 'F'

[See rule 7(2)]

This extension of registration is granted under section 6/7 of the Act, to the following project: *Project: **SamarthNagar**, Plot Bearing / CTS / Survey / Final Plot No.: **39 1 2 1, 39 1 2 2, 39 2 1A, 39 1 1 2, 39 2 1** at **VADGAONSHERI, Haveli, Pune, 411014***; registered with the regulatory authority vide project registration certificate bearing No **P52100026884** of

1. **Arihant Associates** having its registered office / principal place of business at *Tehsil: **Haveli**, District: **Pune**, Pin: **411014***.

2. This renewal of registration is granted subject to the following conditions, namely:-

- The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 (2) of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
- The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;

OR

That entire of the amounts to be realised hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.

- The registration shall be valid up to **30/03/2026** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 6/7 of the Act read with rule 7 the Act.
- The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
- That the promoter shall take all the pending approvals from the competent authorities
- If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.



Signature valid
Digitally Signed by
Prakash Keturam Sabale
(Secretary, MahaRERA)
Date: 2/25/2025 7:22:33 PM

Dated: **25/02/2025**

Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

Disclosure for Secured/Unsecured finance availed for the project

DATE: 24.05.2025

C. Name of the Promoter Organization: **Arihant Associates**

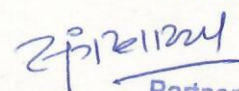
D. Name of the Project: **Samarth Nagar**

1.I, **Santosh Mansukhlal Katariya** promoter of the project, duly authorized by the promoter of the proposed project, do hereby solemnly, declare, undertake and state Secured/unsecured finance not availed for the project by mortgaging the land or Building / Flat or Both and serve the loan interest from "**RERA Designated Separate Bank Account**" for project **Samarth Nagar**.

Table 1

Sr.No.	Details	
1	Name of the Lender	NA
2	Address of the lender or lender Branch	NA
3	Date of borrowing/Disbursement	NA
4	Sanctioned Amount	NA
5	Disbursed Amount	NA
6	Outstanding Amount	NA
7	Details of Mortgage (if any)	NA

2. Declaration of CA certifying that loan amount is used for this project only is also enclosed.

Promoter
For Arihant Associates

Stamp and Signature **Partner**

MH010543748202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
24 Sep 2026	Receipt	Receipt no.: 1115488563
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Vadgaon Sheri S.No/CTS No/G.No. : 39
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010543748202627U		
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	MH010543748202627U	BARCODE			Date	21/09/2026-15:03:11		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 STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026092178409		CPAHGZJMF5	
Cheque/DD No.					Bank Date	RBI Date	21/09/2026-15:24:04		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 : 371605161

Mobile No. : XXXXXX6987

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.