

Office :

Shalimar Corner, Shop No. 24
Near Court, Bhigwan Road,
Baramati, Dist - Pune.
Mobile No. 9767972506 .

Shri. Santosh S. Khandekar,

B.A. LL.B, (Advocate)
A/p. Avchate Estate ,Patas Road
Baramati Dist Pune.413102
mail id:skhandekar79@gmail

Date:09/09/2026

SEARCH AND TITLE REPORT

To,

BRANCH MANAGER
ICICI HOME FINANCE COMPANY LTD,
Baramati Branch.

Sub: - All that pieces and parcels of **Shop No.08 area adms. 13.50 Sq Mtrs** situated upon Ground floor in a Building namely "**Shree Business Class**" Constructed upon Amenity Space Plot No.21 area adm.1513.16 Sq. mtrs. out of Survey No. 276/1/A within the limits of Village Baramati, & expanded area of Municipal Council Baramati, Tal – Baramati, Dist. Pune belonging to **Mr. Vijay Kaluram Jagdale..**

Respected Sir,

THIS IS TO CERTIFY THAT I have caused to be taken online search on IGR site of the Index II pertaining to said land property and under construction area thereupon with the office **of Sub-Registrar Baramati** for the last 13 years on the date of vide paid Search Receipt bearing No. MH009971662202627U Receipt no.: 1115445160 dated 10/09/2026 however conducting manual search in all registration offices is not within our scope and ambit:

Year	Transaction's (Sub Registrar Office Baramati)	Entry
2014	Available index are checked	Nil

2015	Available index are checked	Nil
2016	Sale Deed executed between Sudhir Ramchandra Shinde & Nitin Ashok Londhe & Savita @ Vaijayanti Jayant Vairat etc 3 at Sr.No.6404/2016 DT. 16/09/2016.	
2017	Development Agreement At Sr. No. 4497/2017 dt. 28/07/2017 executed by Mr. Nitin Ashok Londhe in favor of Mr.Sudhir Ramchandra Shinde Power of Attorney At Sr. No. 4498/2017 dt. 28/07/2017 executed by Mr. Londhe Nitin Ashok in favor of Mr.Sudhir Ramchandra Shinde	Nil
2018	Supplementary Development Agreement At Sr. No. 6066/2018 dt. 06/10/2018 executed by Mr. Nitin Ashok Londhe in favor of Mr.Sudhir Ramchandra Shinde Confirmation deed at Sr. No. 6067/2018 dt. 06/10/2018 executed by Mr.Sudhir Ramchandra Shinde in favor of Mr. Nitin Ashok Londhe	
2019	Agreement to sale at Sr.No.589/2019 dt. 25/01/2019 executed in between Mr. Vijay Kaluram Jagdale & Mr.Sudhir Ramchandra Shinde as developer and as co plot owner & P A holder of Mr. Nitin Ashok Londhe	
2020	Available index are checked	Nil
2021	Declaration deed at Sr. No.BMT2-8429/2021 dt.21/12/2021 executed by Mr.Sudhir Ramchandra Shinde AND Mr. Nitin Ashok Londhe. Sale deed at Sr.No.BMT2-2488/2021 dt. 18/03/2021 executed in between Mr. Vijay Kaluram Jagdale & Mr.Sudhir Ramchandra Shinde as developer and as co plot owner & P A holder of Mr. Nitin Ashok Londhe	
2022	Available index are checked	Nil
2023	Available index are checked	Nil
2024	Available index are checked	Nil
2025	Available index are checked	Nil
2026	Available index are checked	Nil

Attached the Government Fees Paid Vide Online Challan No.
MH009971662202627U Receipt no.: 1115445160 dated **10/09/2026**.

Date :10/09/2026

**Santosh
Shivajirao
Khandekar**

Digitally signed by
Santosh Shivajirao
Khandekar
Date: 2026.09.10
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