



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/915/2026.

Date : 20.06.2026.

Application No. : 77000286982
Transaction Type : Builder Purchase
Applicant : Mr. Hari Nivruti Kakde
Co-Applicant : Mrs. Sunanda Hari Kakade

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

- **Legal Scrutiny Report pertaining to the file of Mr. Hari Nivruti Kakde and Mrs. Sunanda Hari Kakade.**

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of the landed property bearing Survey No. 55/2A, admeasuring 00 Hectare 07.50 Are (750 Sq. Mtrs.), being part and parcel of the larger property bearing Survey No. 55/2A, situated at Revenue Village – Shirur Nagarparishad (Shirur N.P.), Taluka – Shirur, District – Pune, within the jurisdiction of the Sub-Registrar of Assurances, Shirur, Taluka Shirur, District Pune, and bounded as follows:

On or towards East : Survey No. 55/2B
On or towards South : 30 Feet Wide Road and Survey No. 55/2A (Part)
On or towards West : Survey No. 55/1A/5 and 20 Feet Wide Road
On or towards North : Survey No. 55/2A (Part) Property of Anil Gaikwad.

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

Narayan L. Khamkar (Advocate)

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180, Shivajinagar (Bhamburda), Pune 411005..

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Apartment No. 406, having a Carpet Area admeasuring 43.71 Sq. Mtrs., situated on the Fourth Floor, in the project known as "Radha Madhav Vihar Phase 1", constructed/to be constructed on the entire land property bearing Survey No. 55/2A, situated at Village – Shirur N.P., Taluka – Shirur, District – Pune and within the local limits of Shirur Municipal Council.

Hereinafter, referred to as the "Subject Property".

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

1. Draft of Agreement to Sale to be executed by Mr. Aditya Raju Bhosale and Mangal Namdeo Jarhad to and in favour of Mrs. Sunanda Hari Kakade and Mr. Hari Nivruti Kakde, 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 bearing Survey No. 55/2A, admeasuring 02 Acres, situated at Revenue Village – Shirur N.P., Taluka – Shirur, District – Pune was originally owned and possessed by Shri Bapu alias Bapurao Daulata Ghawate.
2. Upon the demise of Shri Bapu alias Bapurao Daulata Ghawate on 18.08.1955, Mutation Entry No. 4555 dated 02.09.1955 came to be recorded and the name of Shri Kisan Bapu Ghawate was entered in the revenue records as owner and possessor of the said property.
3. Thereafter, pursuant to family partition effected under the order of the Hon'ble Tahsildar, Shirur bearing No. 34/92 dated 05.01.1992, Mutation Entry No. 2673 dated 06.01.1992

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came to be recorded and Survey No. 55/2A admeasuring 00 Hectare 81 Are came to be mutated in the name of Shri Kisan Bapu Ghawate.

4. Thereafter, Shri Kisan Bapu Ghawate executed a Sale Deed dated 03.09.1997 and thereby sold, transferred and conveyed Survey No. 55/2A admeasuring 00 Hectare 81 Are situated at Village – Shirur N.P., Taluka – Shirur, District – Pune to and in favour of Shri Namdeo Shankar Ghawate and Shri Abaso Baburao Bhapkar. Mutation Entry No. 4901 dated 12.09.1997 was accordingly effected.
5. Thereafter, Shri Namdeo Shankar Ghawate, out of his undivided share in the property, executed a Sale Deed bearing No. 10498/2023 dated 11.12.2023 and thereby sold, transferred and conveyed land admeasuring 00 Hectare 11 Are out of Survey No. 55/2A to and in favour of (1) Shri Anil Vitthal Gaikwad, (2) Shri Aditya Raju Bhosale and (3) Smt. Mangal Namdeo Jarhad. The said Sale Deed was registered before the Sub-Registrar of Assurances, Talegaon Dhamdhere. Mutation Entry No. 23234 dated 26.02.2024 was thereafter recorded in the revenue records.
6. Thereafter, Mr. Aditya Raju Bhosale and Mrs. Mangal Namdeo Jarhad obtained the sanctioned layout and Commencement Certificate for development of the project over the said land from Shirur Municipal Council, Shirur vide Building Permit No. 283484, Proposal Code No. CCPMC-24-60157 and Permit No. CCPMC/B/2024/APL/00423 dated 14.08.2024.
7. Thereafter, Mrs. Mangal Namdeo Jarhad executed a Development Agreement dated 24.02.2025 whereby she granted and conveyed development rights in respect of her share admeasuring 00 Hectare 03.75 Are out of Survey No. 55/2A to and in favour of Mr. Aditya Raju Bhosale. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere under Serial No. 2697/2025.

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8. Further, in continuation of the aforesaid Development Agreement, Mrs. Mangal Namdeo Jarhad executed an Irrevocable Power of Attorney dated 24.02.2025 in favour of Mr. Aditya Raju Bhosale, thereby authorising him to undertake and complete the development of the said property. The said Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhare under Serial No. 2698/2025.
9. Thereafter, Mr. Aditya Raju Bhosale, acting as Promoter/Developer, launched the project known as "Radha Madhav Vihar Phase 1" and registered the same with MahaRERA under Registration No. P52100079777.
10. It appears from the recitals of the Development Agreement dated 24.02.2025 and the corresponding Index II thereof that, except for the flats specifically allotted and reserved in favour of the land owner, namely Mrs. Mangal Namdeo Jarhad, all the remaining flats/units constructed or to be constructed on the said property, including the subject property, have fallen to the share of the Developer, i.e. Mr. Aditya Raju Bhosale. Therefore, Mr. Aditya Raju Bhosale has acquired valid development and disposal rights in respect of the subject property and is duly entitled to sell, transfer and convey the same to and in favour of Mrs. Sunanda Hari Kakade and Mr. Hari Nivruti Kakade or any other prospective purchaser(s), subject to the terms and conditions of the Development Agreement and other applicable laws.

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

1. Development Agreement, dated 24.02.2025 executed by Mrs. Mangal Namdeo Jarhad to and in favour of Mr. Aditya Raju Bhosale, which is registered in the office of Sub – Registrar of Assurances, Talegaon Dhamdhare under serial number 2697/2025.

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• **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.
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.

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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 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	No.

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	Time Line to obtain such permission; and any premium payable to the Authority upon such transfer.	
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. MH004652032202627E and Department ID No. 346401730. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115173697, dated 18.06.2026 at 09:34 AM, 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,		

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	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 builder/developer, i.e. Mr. Aditya Raju Bhosale is entitled to develop the entire land property by constructing the multi-storied building on the entire land property. The entire land property and the subject flat property is free from encumbrances. Further, the said builder/developer, i.e. Mr. Aditya Raju Bhosale is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Sunanda Hari Kakade and Mr. Hari Nivruti Kakade 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 to Sale to be executed by Mr. Aditya Raju Bhosale and Mangal Namdeo Jarhad to and in favour of Mrs. Sunanda Hari Kakade and Mr. Hari Nivruti Kakde, pertaining to the subject property.
2. Original Payment Receipt issued by Mr. Aditya Raju Bhosale to and in favour of Mrs. Sunanda Hari Kakade and Mr. Hari Nivruti Kakade, pertaining to the subject property.
3. Original NOC to Mortgage from Mr. Aditya Raju Bhosale to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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

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

Thanking you,

Place : Pune.

Date : 20.06.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.06.20
07:16:36 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller / Executant	Purchaser / Beneficiary	Property
10498	Sale of Undivided Share	12-12-2023	Joint S.R. Talegaon Dhamdhere	Mr. Namdeo Shankar Ghawate	Mr. Anil Vitthal Gaikwad, Mr. Aditya Raju Bhosale and Mrs. Mangal Namdeo Jarhad	Property situated at Village Shirur Nagar Parishad, Taluka Shirur, District Pune. Agricultural land bearing Survey No. 55/2A admeasuring 00 Hectare 81 Are assessed at Rs. 00.17. Out of the said property, land admeasuring 00 Hectare 11 Are assessed at Rs. 00.02 was sold to the purchasers jointly along with all common rights, easement rights and rights of way appurtenant thereto.
2697	Development Agreement	24-02-2025	Joint S.R. Talegaon Dhamdhere	Mrs. Mangal Namdeo Jarhad	Mr. Aditya Raju Bhosale	Property situated within the limits of Shirur Municipal Council, Taluka Shirur, District Pune. Out of Survey No. 55/2A admeasuring 00 Hectare 81 Are assessed at Rs. 00.17, the owner's share admeasuring 00 Hectare 03.75 Are (375 Sq. Mtrs.) was subjected to development. Under the Development Agreement, the land owner Mrs. Mangal Namdeo Jarhad retained ownership rights in Flat Nos. 201, 202, 203, 205, 206 and 304 in the proposed building, whereas all remaining flats/units in the project were allotted to and vested in Mr. Aditya Raju Bhosale with full ownership and development rights.

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Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number : **P52100079777**

Project: **RADHA MADHAV VIHAR PHASE 1**, Plot Bearing / CTS / Survey / Final Plot No.: **Gat No. 55/2/A (Part) at Shirur, Shirur, Pune, 412210;**

1. **Aditya Corporate** having its registered office / principal place of business at Tehsil: **Shirur**, District: **Pune**, Pin: **412210**.
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 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 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 **26/03/2025** and ending with **31/03/2028** 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.



Signature valid
Digitally Signed by
Prakash Keturam Sabale
(Secretary, MahaRERA)
Date: 3/26/2025 5:39:44 PM

Dated: **26/03/2025**

Place: **Mumbai**

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

MH004652032202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Jun 2026	Receipt	Receipt no.: 1115173697
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Shirur Na.pa. S.No/CTS No/G.No. : 55
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH004652032202627E		
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 MH004652032202627E		BARCODE 		Date 17/06/2026-13:54:24		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.		02003942026061700614		1496401425	
Cheque/DD No.				Bank Date		RBI Date		17/06/2026-13:55:49		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 : 346401730 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 कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.