



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/1236/2026.

Date : 07.08.2026.

Application No. : 77212599622
Transaction Type : Seller BT Home Loan
Applicant : Mr. Yogesh Pardeshi
Co-Applicant : Mrs. Prachi Yogesh Pardeshi
Existing Owner : 1. Mr. Upendra Kumar Sahani and
2. Mrs. Snita Sahani
Existing Lender : Sammaan Capital Limited

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Baner Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Yogesh Pardeshi and Mrs. Prachi Yogesh Pardeshi.**

• **PART I : PROPERTY DETAILS**

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

All that piece and parcel of the land bearing Survey No. 14, Hissa No. 1/1/6, admeasuring 929.00 Sq. Mtrs., Survey No. 14, Hissa No. 1/1/7, admeasuring 929.00 Sq. Mtrs., Survey No. 14, Hissa No. 1/1/8, admeasuring 929.30 Sq. Mtrs., together with Plot admeasuring 431.50 Sq. Mtrs. out of Survey No. 14, Hissa No. 1/1, aggregating 3,220.00 Sq. Mtrs., situated at Village Kharadi, Taluka Haveli, Registration District Pune, within the limits of the Pune Municipal Corporation and within the jurisdiction of the Sub-Registrar of Assurances, Haveli No. 7, Pune, and bounded as under:

On or towards the East : Remaining land out of Survey No. 14/1/1

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On or towards the West : 45 Mtrs. Wide Mundhwa–Kharadi Bye-pass Road

On or towards the South : 20 Ft. Wide Road

On or towards the North : 20 Ft. Wide Road.

Hereinafter, referred to as the “Entire Land Property”.

- **Description of Subject Property.-**

All that piece and parcel of the Residential Flat No. 6, admeasuring approximately 565 Sq. Ft. (equivalent to 52.50 Sq. Mtrs.) Built-up, situated on the First Floor of Building "D", in the residential project known as "Venus Garden", constructed on the entire land property bearing Survey No. 14, Hissa Nos. 1/1/6, 1/1/7 and 1/1/8, together with Plot admeasuring 431.50 Sq. Mtrs. out of Survey No. 14, Hissa No. 1/1, aggregating 3,220.00 Sq. Mtrs., situated at Village Kharadi, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, Pune.

Hereinafter, referred to as the “Subject Property”.

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

1. LOD, dated 07.07.2026 issued by Sammaan Capital Limited.
2. Draft of Agreement for Sale to be executed and registered by Mrs. Snita Sahani and Mr. Upendra Kumar Sahani to and in favour of Mrs. Prachi Yogesh Pardeshi, pertaining to the subject property.
3. Deed of Assignment, dated 08.07.2014, executed by Mr. Mushir Ahmed Khan alias Mushir Ahmed Matin in favour of Mr. Anish Kumar, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 5181/2014.

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4. Assignment Deed, dated 14.01.2025, executed by Mr. Anish Ratish Kumar in favour of (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 1452/2025.

• **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. 14, Hissa Nos. 1/1/6, 1/1/7 and 1/1/8, each admeasuring 929 Sq. Mtrs., together with Plot admeasuring 431.50 Sq. Mtrs. out of Survey No. 14, Hissa No. 1/1, aggregating 3,220 Sq. Mtrs., situated at Village Kharadi, Taluka Haveli, District Pune, within the limits of the Pune Municipal Corporation, was originally owned by the respective landowners, who thereafter entrusted the development thereof to M/s. Venus Developers for construction of a residential project known as "Venus Garden".
2. Thereafter, M/s. Venus Developers obtained a Non-Agricultural Order from the office of the Additional Collector, Pune, thereby permitting conversion of the entire land property from agricultural use to non-agricultural use. The said permission was granted vide N.A. Order bearing No. PRH/NA/SR/59/2004, dated 15.04.2004, permitting development of the entire land property for residential purposes.
3. Thereafter, M/s. Venus Developers obtained the sanctioned building plans for the proposed construction on the entire land property and secured the Commencement Certificate bearing No. CC/2509/13, issued by the Pune Municipal Corporation, on 02.11.2013, for construction of the residential buildings comprised in the project known as "Venus Garden". Pursuant thereto, the developer completed the construction of the residential buildings on the said land property.
4. Thereafter, M/s. Venus Developers, through its partners, namely Mr. K.K. Mehmud Umarkutty, Mr. E.K. Mehmud Abu and Mr. K.P. Abdul Rais, represented through their

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constituted attorney Mr. K.P. Abdul Ramees, executed an Agreement for Sale, registered on 17.12.2005, whereby they agreed to sell, transfer and convey Flat No. 6, situated on the First Floor of Building "D", admeasuring 565 Sq. Ft., i.e. 52.50 Sq. Mtrs. (Built-up), in the project known as "Venus Garden", to and in favour of Mr. Mushir Ahmed Khan. The said Agreement for Sale was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7 (Wagholi), Pune, under Serial No. 10459/2005. Thereafter, the entire agreed consideration was paid by the purchaser and the builder handed over vacant and peaceful possession of the subject flat to him.

5. Thereafter, the apartment owners of the project formed and incorporated a co-operative housing society under the name and style of "Venus Garden Co-operative Housing Society Limited", which came to be duly registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, bearing Registration No. PNA/PNA(5)/HSG/(TC)/16268/2015-16, dated 04.08.2015.
6. Thereafter, Mr. Mushir Ahmed Khan alias Mushir Ahmed Martin, being the owner and possessor of the subject flat property, executed a Deed of Assignment, dated 08.07.2014, whereby he assigned, transferred and conveyed all his right, title and interest in the subject flat property to and in favour of Mr. Anish Kumar, for a total consideration of Rs. 26,60,000/-. The said Deed of Assignment was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 5181/2014. Accordingly, Mr. Anish Kumar became the absolute owner and possessor of the subject flat property.
7. Thereafter, Mr. Anish Ratish Kumar executed an Assignment Deed, dated 14.01.2025, whereby he assigned, transferred and conveyed all his right, title and interest in the subject flat property to and in favour of (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani. The said Assignment Deed was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 1452/2025. Accordingly, (1) Mr. Upendra Kumar Sahani

and (2) Mrs. Snita Sahani became the absolute owners and possessors of the subject flat property.

8. Thereafter, (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani availed a loan facility of Rs. 35,88,444/- (Rupees Thirty Five Lakhs Eighty Eight Thousand Four Hundred Forty Four Only) from Sammaan Capital Limited. In order to secure the due repayment of the said loan together with interest, costs, charges and other monies payable thereunder, they created a mortgage over the subject flat property in favour of the said lender by way of deposit of title deeds. Accordingly, an Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds) was duly filed and registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 3007/2024, dated 26.12.2024.
9. Thereafter, Mr. Upendra Kumar Sahani executed a Leave and License Agreement, dated 03.07.2025, and thereby permitted Mr. Sagar Rajendra Kale and Miss Jayashree Govera to use, occupy and enjoy the subject flat property on leave and license basis. The said Leave and License Agreement was duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 14954/2025.
10. Thus as aforesaid the subject property is owned and possessed by (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is mortgaged to and in favour of Sammaan Capital Limited. Therefore, the subject property is not free from encumbrances.
11. Therefore, (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani are entitled to sell, transfer and convey the subject property to and in favour of Mrs. Prachi Yogesh Pardeshi or any other prospective purchaser/s, subject to repayment of entire mortgage-money of the above-referred lender, i.e. Sammaan Capital Limited.

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

1. Assignment Deed, dated 14.01.2025, executed by Mr. Anish Ratish Kumar in favour of (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 1452/2025.

• **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.
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	No.

	permission/NOC is required and list of all permission / No objection required?	
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 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. MH007691340202627U and Department ID No. 484009337. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115325300, dated 05.08.2026 at 10:21 AM, was generated prior to obtaining the search results.	

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	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 (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is mortgaged to and in favour of Sammaan Capital Limited. Therefore, the subject property is not free from encumbrances.

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Therefore, (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani are entitled to sell, transfer and convey the subject property to and in favour of Mrs. Prachi Yogesh Pardeshi or any other prospective purchaser/s, subject to repayment of entire mortgage-money of the above-referred lender, i.e. Sammaan Capital Limited.

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

Since, it is the case of Seller's Balance Transfer.

1. LOD, dated 07.07.2026 issued by Sammaan Capital Limited.
2. Original Agreement for Sale to be executed and registered by Mrs. Snita Sahani and Mr. Upendra Kumar Sahani to and in favour of Mrs. Prachi Yogesh Pardeshi, pertaining to the subject property.

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

1. Original Agreement for Sale, dated 17.12.2005, executed by M/s. Venus Developers through its partners Mr. K.K. Mehmud Umarkutty, Mr. E.K. Mehmud Abu and Mr. K.P. Abdul Rais, represented through their Constituted Attorney and for himself Mr. K.P. Abdul Ramees, in favour of Mr. Mushir Ahmed Khan, which is duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 7 (Wagholi), Pune, under Serial No. 10459/2005.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Venus Developers to and in favour of Mr. Mushir Ahmed Khan, pertaining to the subject property.
3. Original Deed of Assignment, dated 08.07.2014, executed by Mr. Mushir Ahmed Khan alias Mushir Ahmed Matin in favour of Mr. Anish Kumar, which is duly registered in the

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office of the Joint Sub-Registrar of Assurances, Haveli No. 7, Pune, under Serial No. 5181/2014.

4. Original Assignment Deed, dated 14.01.2025, executed by Mr. Anish Ratish Kumar in favour of (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 3, Pune, under Serial No. 1452/2025.
5. Copy of Leave and License Agreement, dated 03.07.2025, executed by Mr. Upendra Kumar Sahani in favour of Mr. Sagar Rajendra Kale and Miss Jayashree Govera, which is duly registered in the office of the Joint Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 14954/2025.
6. Original NOC/Consent to Mortgage from (1) Mr. Sagar Rajendra Kale and (2) Miss Jayashree Govera, if they are presently in possession of the subject property as licensees; OR a Declaration from the owners, namely (1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani, confirming that the said licensees are no longer in possession of the subject property.
7. Original Release Letter/No Dues Certificate from Sammaan Capital Limited.
8. All documents mentioned in the LOD issued by the Sammaan Capital Limited.
9. Original Deed of Assignment to be executed and registered by Mrs. Snita Sahani and Mr. Upendra Kumar Sahani to and in favour of Mrs. Prachi Yogesh Pardeshi, pertaining to the subject property.
10. Original NOC to Mortgage from Venus Garden Co-operative Housing Society Ltd., to and in favour of ICICI Home Finance company Limited, pertaining to the subject property.

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11. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds for additional/enhanced loan amount.

Thanking you,

Place : Pune.

Date : 07.08.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.08.07
08:02:32 +05'30'

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
10459	Agreement for Sale	17.12.2005	Sub-Registrar of Assurances, Haveli No. 7 (Wagholi), Pune	M/s. Venus Developers through its partners Mr. K.K. Mehmud Umarkutty, Mr. E.K. Mehmud Abu and Mr. K.P. Abdul Rais, represented through Constituted Attorney and for himself Mr. K.P. Abdul Ramees	Mr. Mushir Ahmed Khan	Residential Flat No. 6, admeasuring 565 Sq. Ft. (52.50 Sq. Mtrs.) Built-up, situated on the First Floor of Building "D", in the project known as "Venus Garden", proposed to be constructed on land bearing Survey No. 14/1/1/6 admeasuring 929 Sq. Mtrs., Survey No. 14/1/1/7 admeasuring 929 Sq. Mtrs., Survey No. 14/1/1/8 admeasuring 929.30 Sq. Mtrs. and Plot admeasuring 431.50 Sq. Mtrs. out of Survey No. 14/1/1, situated at Village Kharadi, within the limits of Pune Municipal Corporation.
5181	Deed of Assignment	08.07.2014	Joint Sub-Registrar of Assurances, Haveli No. 7, Pune	Mr. Mushir Ahmed Khan alias Mushir Ahmed Matin	Mr. Anish Kumar	Residential Flat No. 6, admeasuring 565 Sq. Ft. (52.50 Sq. Mtrs.), situated on the First Floor of Wing "D", in the building known as "Venus Garden", constructed on land bearing Survey Nos. 14/1/1/6, 14/1/1/7, 14/1/1/8 and Plot out of Survey No. 14/1/1, having an aggregate area of 3,220 Sq. Mtrs., situated at Village Kharadi, Taluka Haveli, District Pune.
1452	Assignment Deed	14.01.2025	Joint Sub-Registrar of Assurances, Haveli No. 3, Pune	Mr. Anish Ratish Kumar	(1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani	Residential Flat No. 6, admeasuring 565 Sq. Ft. (52.50 Sq. Mtrs.), situated on the First Floor of Wing "D", in the building known as "Venus Garden", constructed on land bearing Survey Nos. 14/1/1/6, 14/1/1/7, 14/1/1/8 and Plot out of Survey No. 14/1/1, having an aggregate area of 3,220 Sq. Mtrs., situated at Village Kharadi, Taluka Haveli, District Pune. <i>(Entire stamp duty and registration fees were paid pursuant to the Agreement to Sell dated 11.12.2024 bearing Document No. 30200/2024 registered before the Joint Sub-Registrar of Assurances, Haveli No. 3.)</i>
903	Conveyance Deed	16.01.2023	Joint Sub-Registrar of Assurances, Mulshi, Pune	Mr. Abhay Nayan Bhalerao, Mrs. Chitra Vinayak Purohit, Mr. Chintamani Bal Chitale, Mrs. Madhavi Rajendra Pol, Mr. Vilas Jawadekar Eco Homes through Partner Mr. Aditya Vilas Jawadekar represented by Constituted Attorney Mr. Dhanraj Kacharu Taware (Confirming Party), Mrs. Mrunalini Chintamani Chitale, Mrs. Mangal Ganesh Dev, Mrs. Radhika Madhur Ingalthalikar and Mrs. Gopika Tejas Kinjawadekar represented through	Yashwan Wing A Co-operative Housing Society Limited through its Chairman Mrs. Bharti Gode and Member Mr. Prasad Deshmukh	Land bearing Gat Nos. 323/507/508/A1/30 Mtrs. Road, 323/507/508/A2/Open Space 2, 323/507/508/A3, 323/507/508/A4/Open Space 1 and 323/507/508/A5/Amenity Space, aggregating 14,700 Sq. Mtrs., together with Building "A" consisting of Parking + 11 Floors, having a total built-up area of 8,733.92 Sq. Mtrs., balcony area of 1,306.69 Sq. Mtrs., comprising 165 flats along with 60% undivided share in the common services and amenities of the project "Yashwan", situated at Village Pirangut, Taluka Mulshi, District Pune. <i>(This document pertains to another property and is not connected with the subject property.)</i>

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				Constituted Attorney M/s. Vilas Jawadekar Eco Homes through Partner Mr. Aditya Vilas Jawadekar represented by Constituted Attorney Mr. Dhanraj Kacharu Taware (Executants), Mrs. Vidya Sharad Chafekar, Mr. Shriram Bhalchandra Dev, Mr. Suyog Ganesh Dev and Mr. Suhas Bhalchandra Dev		
3007	Agreement Relating to Deposit of Title Deeds (Notice of Intimation regarding Mortgage by way of Deposit of Title Deeds)	26.12.2024	Joint Sub- Registrar of Assurances, Haveli No. 7, Pune	Sammaan Capital Limited	(1) Mr. Upendra Kumar Sahani and (2) Mrs. Snita Sahani	Mortgage by way of deposit of title deeds in respect of Flat No. D-6, Venus Garden CHSL, Wing "D", Kharadi, Taluka Haveli, District Pune, created to secure a loan of Rs. 35,88,444/-.
14954	Leave and License Agreement	03.07.2025	Joint Sub- Registrar of Assurances, Haveli No. 1, Pune	Mr. Upendra Kumar Sahani	Mr. Sagar Rajendra Kale and Miss Jayashree Govera	Apartment/Flat No. D-6, Second Floor, in Venus Garden, Survey No. 14/1/1, Thite Wasti, Kharadi, Pune, within the limits of Pune Municipal Corporation, District Pune.
33626	Leave and License Agreement	19.12.2025	Joint Sub- Registrar of Assurances, Haveli No. 11, Pune	Mr. Chetan Madhukar Chaudhari	Mrs. Dhanwanti Suresh Sahani	Apartment/Flat No. 4, Ground Floor, in Chetan Niwas, Thite Wasti, Kharadi, Pune, within the limits of Pune Municipal Corporation, District Pune. <i>(This document pertains to a different property and has no relation to the subject property.)</i>

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MH007691340202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
05 Aug 2026	Receipt	Receipt no.: 1115325300
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Kharadi (pune Mahapalikemadhye Samavishta) S.No/CTS No/G.No. : 14
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH007691340202627U		
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	MH007691340202627U	BARCODE			Date	04/08/2026-15:23:15		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				3250.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Three Thousand Two Hundred Fifty Rupees Only			
Total				3,250.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026080455938		CPAHBZIMC2	
Cheque/DD No.					Bank Date	RBI Date	04/08/2026-15:24:24		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 : 484009337

Mobile No. : XXXXXX6648

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.