



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1628/2026.

Date : 16.10.2026.

Application No. : 7792157489
Transaction Type : Resale Commercial Purchase
Applicant : Mr. Rameshwar Kashinathrao Bole
Co-Applicant : Mrs. Manisha Rameshwar Bole
Existing Owner : Aniket Arvind Butala HUF, through its
Karta Mr. Aniket Arvind Butala
Existing Lender : Nil.

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Rameshwar Kashinathrao Bole and (2) Mrs. Manisha Rameshwar Bole.

- **PART I : PROPERTY DETAILS**

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

All those pieces and parcels of land collectively admeasuring 9,030 sq. mtrs., comprising the following portions, situated at Village Borhadewadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and within the registration jurisdiction of the Sub-Registrar of Assurances, Haveli, Pune:

A. Land admeasuring 00 Hectare 52.50 Ares, equivalent to 5,250 sq. mtrs., out of Gat No. 122, corresponding to Old Survey No. 1242, bounded as follows:

East : Gat No. 121, corresponding to Old Survey No. 1241, and Gat No. 113,
corresponding to Old Survey Nos. 1233 and 1234

South : Gat No. 112, corresponding to Old Survey No. 1232

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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.

✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

West : Gat No. 123, corresponding to Old Survey No. 1243

North : Remaining portion of Gat No. 122, corresponding to Old Survey No. 1242

- B. Land admeasuring 00 Hectare 37.80 Ares, equivalent to 3,780 sq. mtrs., out of Gat No. 123, corresponding to Old Survey No. 1243, bounded as follows:

East : Gat No. 122, corresponding to Old Survey No. 1242

South : Gat No. 112, corresponding to Old Survey No. 1232

West : 18-metre D.P. Road and Gat No. 111

North : Remaining portion of Gat No. 123, corresponding to Old
Survey No. 1243

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

- **Description of Subject Property.-**

All that piece and parcel of commercial premises bearing Shop No. 03, having a carpet area admeasuring 22.11 sq. mtrs., together with a mezzanine area admeasuring 9.25 sq. mtrs., situated on the Ground Floor in Wing "A3", in the project known as "SHLOK", forming part of "Shlok A Wing Co-operative Housing Society Limited", constructed on the entire land property comprising land admeasuring 5,250 sq. mtrs. out of Gat No. 122, corresponding to Old Survey No. 1242, and land admeasuring 3,780 sq. mtrs. out of Gat No. 123, corresponding to Old Survey No. 1243, situated at Village Borhadewadi, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation, together with the rights appurtenant thereto

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

1. Agreement for Sale, dated 12.11.2025, executed by M/s. Vrunda Ventures LLP, through its partners (1) Mr. Tarun Satbir Mittal and (2) Mr. Amit Nandkishor Agarwal, with the consent of M/s. Manik Builders, through its partner Mr. Snehalkumar Vijaykumar Lunawat, to and in

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favour of Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 13672/2025.

2. Copy of the Part Occupancy Certificate bearing No. 534/2025, dated 14.07.2025, issued by Pimpri Chinchwad Municipal Corporation, in respect of Building “A”, comprising Wings A1, A2 and A3, and Parking Building “C”.
3. Copy of the Registration Certificate of Shlok A Wing Co-operative Housing Society Limited, bearing Registration No. PNA/PNA(6)/HSG/(TC)/28835/2025-2026, dated 08.10.2025, issued by the Deputy Registrar, Co-operative Societies, Pune City (6), Pune.
4. Draft of Deed of Assignment, proposed to be executed and registered by Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala, to and in favour of (1) Mrs. Manisha Rameshwar Bole and (2) Mr. Rameshwar Kashinathrao Bole, 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 land bearing Old Survey No. 1242, corresponding to Gat No. 122, admeasuring 01 Hectare 05 Ares, was originally owned by Mr. Maruti Sadhu Borate prior to the year 1975. Thereafter, a partition took place amongst him and his family members, pursuant to which (1) Mr. Maruti Sahadu Borate and (2) Mr. Sadashiv Sahadu Borate were allotted 52.50 Ares each, and their names were recorded in the revenue records vide Mutation Entry No. 1476.
2. Thereafter, the members of the Borate family referred to above executed a Power of Attorney, dated 06.08.2008, in favour of Mr. Sampat Sadashiv Borate, thereby authorising him to transfer the land bearing Gat No. 122, admeasuring 01 Hectare 05 Ares. The said Power of

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Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 8297/2008.

3. Thereafter, the aforesaid owners, acting personally and/or through their constituted attorney, with the consent of M/s. Pharande Promoters and Builders, executed a Development Agreement, dated 08.09.2008, whereby they granted and entrusted the development rights in respect of land bearing Gat No. 122, admeasuring 01 Hectare 05 Ares, to and in favour of M/s. Manik Builders. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 9413/2008.
4. Further, in continuation of the aforesaid Development Agreement, the owners executed a Power of Attorney, dated 08.09.2008, in favour of M/s. Manik Builders, for carrying out the acts necessary for development of the said land. The said Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 17, Pune, under Serial No. 9414/2008.
5. Thereafter, the aforesaid owners executed a Sale Deed, dated 09.12.2009, and thereby sold, transferred and conveyed land bearing Gat No. 122, admeasuring 01 Hectare 05 Ares, to and in favour of M/s. Manik Builders. The said Sale Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune, under Serial No. 6136/2009. Accordingly, the name of M/s. Manik Builders was recorded in the revenue records vide Mutation Entry No. 3673.
6. Thereafter, the legal heirs of Late Parubai Nivrutti Burde, namely (1) Balasaheb Nivrutti Burde, (2) Mrs. Vimal Tukaram Kudale, (3) Mrs. Sonu Atmaram Burde, (4) Mrs. Sarubai Mahadu Alhat, (5) Mrs. Hirabai Shivram Alhat, (6) Mrs. Shevantabai Mahadu Alhat and (7) Mrs. Baidabai Yashwant Jadhav, executed a Release Deed, dated 10.12.2009, thereby releasing their shares in Gat No. 122 to and in favour of (1) Mr. Maruti Sahadu Borate and (2) Mr. Sadashiv Sahadu Borate. The said Release Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 19, Pune, under Serial No. 6489/2009. As this release is

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dated subsequent to the Sale Deed dated 09.12.2009, its effect upon the earlier conveyance requires examination of both instruments.

7. That the land bearing Old Survey No. 1243, corresponding to Gat No. 123, admeasuring 03 Hectares 36 Ares, was originally owned by Mr. Eknath Borate prior to the year 1970. Upon his demise, he was survived by (1) Mr. Ravba Eknath Borate, (2) Mr. Bhau Eknath Borate, (3) Mr. Rau Eknath Borate, (4) Mr. Raghu Eknath Borate, (5) Mrs. Hausabai Vitthal Tilekar, (6) Mrs. Babubai Digambar Tamhane and (7) Mrs. Saraswati Balu, as recited in the Agreement. The revenue entry is referred to as Mutation Entry No. 4232, with Mr. Ravba Eknath Borate recorded as representing the HUF.
8. Thereafter, Mr. Ravba Eknath Borate died on 10.01.1991, leaving behind (1) Mr. Rohidas Ravba Borate, (2) Mr. Dnyandeshwar Ravba Borate, (3) Mr. Shantaram Ravba Borate, (4) Mr. Kailas Ravba Borate, (5) Mrs. Savitribai Sitaram Shevkar, (6) Mrs. Lilabai Kashinath Talekar and (7) Mrs. Anusuya Ravba Borate. Their names were recorded in the revenue records vide Mutation Entry No. 558. Subsequently, Mrs. Anusuya Ravba Borate died on 13.10.2001, leaving behind the aforesaid sons and daughters.
9. Thereafter, Mrs. Savitribai Sitaram Shevkar executed a Release Deed, dated 15.06.2009, thereby releasing her share in Gat No. 123 to and in favour of (1) Mr. Rohidas Ravba Borate, (2) Mr. Dnyandeshwar Ravba Borate, (3) Mr. Shantaram Ravba Borate and (4) Mr. Kailas Ravba Borate. The said Release Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 2496/2009. Accordingly, her name was deleted from the revenue records vide Mutation Entry No. 3488.
10. Thereafter, Mrs. Lilabai Kashinath Talekar executed a Release Deed, dated 12.04.2010, thereby releasing her share in Gat No. 123 to and in favour of the aforesaid four brothers. The said Release Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 3270/2010. Accordingly, her name was deleted from the revenue records vide Mutation Entry No. 5028.

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11. Thereafter, M/s. Manik Builders and (1) Mr. Rohidas Ravba Borate, (2) Mr. Dnyandeshwar Ravba Borate, (3) Mr. Shantaram Ravba Borate and (4) Mr. Kailas Ravba Borate executed an Exchange Deed, dated 11.06.2010, whereby M/s. Manik Builders exchanged land admeasuring 52.50 Ares out of Gat No. 122 for land admeasuring 52.50 Ares out of Gat No. 123 belonging to the aforesaid four brothers. The said Exchange Deed has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune, under Serial No. 5275/2010. A connected Power of Attorney, dated 11.06.2010, has been duly registered in the same office under Serial No. 5277/2010. The consequent revenue changes were recorded vide Mutation Entry No. 4028.
12. Thereafter, M/s. Manik Builders handed over land admeasuring 1,470.75 sq. mtrs. out of Gat No. 123 to Pimpri Chinchwad Municipal Corporation for an 18-metre road, under a Possession Receipt, dated 05.06.2013. The said Possession Receipt has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, under Serial No. 4101/2013. The corresponding revenue entry is referred to as Mutation Entry No. 5358.
13. The project Schedule thereafter describes the land as comprising 5,250 sq. mtrs. out of Gat No. 122 and 3,780 sq. mtrs. out of Gat No. 123. The difference of 0.75 sq. mtr. between the recited exchange area less the road surrender and the scheduled Gat No. 123 area requires reconciliation from the registered instruments, measurement records and sanctioned layout.
14. Thereafter, M/s. Manik Builders entered into a Joint Development Agreement, dated 15.07.2019, with M/s. Vrunda Ventures LLP, whereby they agreed to jointly develop the scheduled land on a revenue-sharing basis. The said Joint Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 11262/2019.
15. Further, in continuation of the aforesaid Joint Development Agreement, a Power of Attorney, dated 15.07.2019, was executed for carrying out the development of the said land. The said Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 26, Pune, under Serial No. 11268/2019. Accordingly, M/s. Vrunda Ventures LLP acquired the development rights recited in the Agreement.

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16. Thereafter, the promoter obtained sanctioned building plans and secured the Commencement Certificate bearing No. B.P./Borhadewadi/25/2020, dated 04.08.2020, issued by Pimpri Chinchwad Municipal Corporation. The permissions were subsequently revised under (1) No. B.P./Borhadewadi/26/2021, dated 24.05.2021, (2) No. B.P./Borhadewadi/67/2022, dated 19.10.2022, and (3) No. B.P./Borhadewadi/45/2023, dated 14.06.2023, as referred to in the documents.
17. Thereafter, the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune, granted permission for non-agricultural use of the said land vide Order bearing No. Jamin/NA/SR/328/2020, dated 14.12.2020, as recited in the Agreement.
18. Thereafter, M/s. Vrunda Ventures LLP registered the project known as “SHLOK” with the Maharashtra Real Estate Regulatory Authority under Registration No. P52100029815, dated 08.07.2021.
19. Thereafter, Pimpri Chinchwad Municipal Corporation issued the Part Occupancy Certificate bearing No. 534/2025, dated 14.07.2025, permitting occupation of the specified portions of Building “A”, comprising Wings A1, A2 and A3, and Parking Building “C”, including the commercial premises described therein. Coverage of the subject shop and its mezzanine shall be correlated with the approved record drawings.
20. Thereafter, a co-operative housing society was formed under the name and style of “Shlok A Wing Co-operative Housing Society Limited”, bearing Registration No. PNA/PNA(6)/HSG/(TC)/28835/2025-2026, dated 08.10.2025. No share certificate relating to the subject shop has been provided.
21. Thereafter, M/s. Vrunda Ventures LLP, with the consent of M/s. Manik Builders, executed an Agreement for Sale, dated 12.11.2025, thereby agreeing to sell, transfer and convey Shop No. 03, on the Ground Floor in Wing A3 of the project “SHLOK”, having a carpet area of 22.11 sq. mtrs. together with a mezzanine area of 9.25 sq. mtrs., to and in favour of Aniket Arvind Butala

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HUF, through its Karta Mr. Aniket Arvind Butala. The said Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 13672/2025, dated 12.11.2025.

22. Thereafter, Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala, paid the entire consideration as agreed and stipulated in the aforesaid Agreement for Sale to M/s. Vrunda Ventures LLP. Accordingly, M/s. Vrunda Ventures LLP handed over physical possession of the aforesaid Shop No. 03 to and in favour of Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala.
23. Thus, as aforesaid the subject property is owned and possessed by Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala. 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, Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala is entitled to sell, transfer and convey the subject property to and in favour of (1) Mrs. Manisha Rameshwar Bole and (2) Mr. Rameshwar Kashinathrao Bole, or any other prospective purchaser.

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

1. Agreement for Sale, dated 12.11.2025, executed by M/s. Vrunda Ventures LLP, with the consent of M/s. Manik Builders, to and in favour of Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala, registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 13672/2025.

• **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.

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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.
Search Receipt Details -		

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	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. 11155548786, dated 13.10.2026 at 02:50 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.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

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It is hereby certified that, the subject property is owned and possessed by Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala. 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, Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala is entitled to sell, transfer and convey the subject property to and in favour of (1) Mrs. Manisha Rameshwar Bole and (2) Mr. Rameshwar Kashinathrao Bole, or any other prospective purchaser.

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

1. Original Agreement for Sale, dated 12.11.2025, executed by M/s. Vrunda Ventures LLP, through its partners (1) Mr. Tarun Satbir Mittal and (2) Mr. Amit Nandkishor Agarwal, with the consent of M/s. Manik Builders, through its partner Mr. Snehalkumar Vijaykumar Lunawat, to and in favour of Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 5, Pune, under Serial No. 13672/2025.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Manik Builders, to and in favour of Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala.
3. Original Deed of Assignment to be executed and registered by Aniket Arvind Butala HUF, through its Karta Mr. Aniket Arvind Butala to and in favour of (1) Mrs. Manisha Rameshwar Bole and (2) Mr. Rameshwar Kashinathrao Bole, pertaining to the subject property.
4. Original NOC to Mortgage from the builder/developer, i.e. M/s. Manik Builders or the Co-Operative Housing Society, if it is formed to and in favour of the 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) or the Notice of Intimation regarding mortgage by way of deposit of title deeds for additional/enhanced loan facility.

Thanking you,

Place : Pune.

Date : 16.10.2026.



Narayan
Laxman
Khamkar

Digitally signed
by Narayan
Laxman
Khamkar
Date: 2026.10.16
14:35:58 +05'30'

**NARAYAN L. KHAMKAR
ADVOCATE**

NARAYAN KHAMKAR & LAW ASSOCIATES

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.

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

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

Doc No.	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
9413	Agreement or its Record or Memorandum of Agreement	14.08.2008	Joint Sub-Registrar, Haveli 17	Sampat Sadashiv Borate, for himself and as constituted attorney for Nandabai Ashok Jadhav, Anjanabai Dashrath Alhat, Jayshree Vitthal Shinde, Nirmala Balasaheb Gaikwad, Pramila Balasaheb Jadhav and Savita Ankush Biradwade; M/s. Pharande Promoters and Builders, through its partner Anil Jayram Pharande; Maruti Sahadu Borate; Dilip Sadashiv Borate; Sadashiv Sahadu Borate; Santosh Maruti Borate	M/s. Manik Builders, through its partners (1) Snehal Kumar Vijaykumar Lunawat and (2) Appasaheb Janardan Patil	Division Name – Division Name: (Division No. 17) Borhadwadi (Pimpri Chinchwad Municipal Corporation); Subdivision Name – 17/2 – Area excluded from land acquisition but under the planning control of the Authority, Residential Zone. Land situated at Village Borhadewadi, bearing Gat No. 122 (Old Gat No. 1242), admeasuring a total area of 01 Hectare 05 Ares.
6136	Deed of Conveyance	21.11.2008	Joint Sub-Registrar, Haveli 18	(1) Maruti Sahadu Borate, (2) Santosh Maruti Borate, for himself and as manager of the joint family, (3) Nandabai Ashok Jadhav, (4) Anjanabai Dashrath Alhat, (5) Jayshree Vitthal Shinde, (6) Nirmala Balasaheb Gaikwad, (7) Pramila Balasaheb Jadhav, (8) Savita Ankush Biradwade, Executant Nos. 3 to 8 through their constituted attorney Santosh Maruti Borate, (9) Sadashiv Sahadu Borate, (10) Dilip Sadashiv Borate and (11) Sampat Sadashiv Borate, for himself and as manager of the joint family and as constituted attorney for Nos. 3 to 8; all through their constituted attorney M/s. Manik Builders, through its partners (1) Snehal Kumar Vijaykumar Lunawat and (2) Appasaheb Janardan Patil	M/s. Manik Builders, through its partners (1) Snehal Kumar Vijaykumar Lunawat and (2) Appasaheb Janardan Patil	Land situated at Village Borhadewadi, bearing Gat No. 122 (Old Gat No. 1242), admeasuring a total area of 01 Hectare 05 Ares. (Stamp duty and registration fee recovered under the original Development Agreement, Document No. 9413/2008, dated 09.09.2008, Haveli No. 17.)
6489	Release Deed	21.11.2008	Sub-Registrar, Haveli 19	Baydabai Yashwant Jadhav; Shevantabai Mahadu Alhat; Hirabai Shivram Alhat; Sarubai Mahadu Alhat; heirs of deceased Parubai Nivrutti Burde, namely (1) Balasaheb Nivrutti Burde, (2) Vimal Tukaram Kudale and (3) Sonu Atmaram Badhe	Maruti Sahadu Borate; Sadashiv Sahadu Borate	Land properties situated at Village Borhadewadi, within the limits of Pimpri Chinchwad Municipal Corporation: (1) Share in Gat No. 107, admeasuring 00 Hectare 03 Ares, assessed at Rs. 0.28; (2) share in Gat No. 111, admeasuring 03 Hectares 82 Ares, assessed at Rs. 20.78; (3) Gat No. 122, admeasuring 01 Hectare 05 Ares, assessed at Rs. 7.06; (4) share in Gat No. 125,

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						admeasuring 00 Hectare 15 Ares, assessed at Rs. 0.87; (5) Gat No. 131, admeasuring 00 Hectare 52 Ares, assessed at Rs. 4.31. Further, a house property within the Gaothan limits of Village Moshi, bearing Municipal Property No. 12/86, comprising two rooms admeasuring 513 sq. ft., constructed with stone, brick and mud, with a tiled roof.
5275	Exchange of Property	20.05.2010	Joint Sub-Registrar, Haveli 18	—		Land situated at Village Borhadewadi: Gat No. 123 (Old Gat No. 1243), admeasuring a total area of 03 Hectares 36 Ares, assessed at Rs. 16.62, out of which an area of 00 Hectare 52.05 Ares is being exchanged; and Gat No. 122 (Old Gat No. 1242), admeasuring a total area of 01 Hectare 05 Ares, assessed at Rs. 7.06, out of which an area of 00 Hectare 52.05 Ares is being exchanged.
11262	Development Agreement	17.07.2019	Joint Sub-Registrar, Haveli 26	M/s. Manik Builders, through its partners (1) Snehal Kumar Vijaykumar Lunawat and (2) Appasaheb Janardan Patil	M/s. Vrunda Ventures LLP, through its partners (1) Tarun Satbir Mittal, (2) Amit Nandkishor Agarwal and (3) Rajat Rampal Agrawal	Other information: Land situated at Village Borhadewadi, comprising an area of 00 Hectare 52.50 Ares, equivalent to 5,250 sq. mtrs., out of Gat No. 122 (Old Gat No. 1242), and an area of 00 Hectare 37.80 Ares, equivalent to 3,780 sq. mtrs., out of Gat No. 123 (Old Gat No. 1243), aggregating to 00 Hectare 90.30 Ares, equivalent to 9,030 sq. mtrs.
11506	Lease Deed	18.08.2021	Joint Sub-Registrar, Haveli 26	Maharashtra State Electricity Distribution Company Limited, through its Executive Engineer, Mr. Umesh Jaykar Kawade	M/s. Manik Builders, through its partners (1) Mr. Snehal Kumar Vijaykumar Lunawat and (2) Mr. Appasaheb Janardhan Patil, through its developer and constituted attorney, and for itself, M/s. Vrunda Ventures LLP, through its partner Mr. Tarun Satbir Mittal	Other information: Land situated at Village Borhadewadi, comprising (1) an area of 00 Hectare 52.50 Ares, equivalent to 5,250 sq. mtrs., out of Gat No. 122, and (2) an area of 00 Hectare 37.80 Ares, equivalent to 3,780 sq. mtrs., out of Gat No. 123, aggregating to 00 Hectare 90.30 Ares, equivalent to 9,030 sq. mtrs., out of which the property comprises an area of 35 sq. mtrs.
13672	Agreement	15.10.2025	Joint Sub-Registrar, Haveli 5	Consenting Party – M/s. Manik Builders, through its partner Snehal Kumar Vijaykumar Lunawat, represented by constituted	Aniket Arvind Butala (HUF)	Other information: Shop No. 3 on the Ground Floor in Wing No. A3 of the project “Shlok”, being constructed on Gat No. 122

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				attorney Anil Krishna Nadar; M/s. Vrunda Ventures LLP, through its partners Tarun Satbir Mittal and Amit Nandkishor Agarwal, each represented by constituted attorney Anil Krishna Nadar		(Old Gat No. 1242) and Gat No. 123 (Old Gat No. 1243), situated at Village Borhadewadi, having a carpet area of 22.11 sq. mtrs. and a mezzanine area of 9.25 sq. mtrs.
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MH011643532202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
13 Oct 2026	Receipt	Receipt no.: 1115548786
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Borhadwadi S.No/CTS No/G.No. : 122
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011643532202627U		
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.