



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1514/2026.

Date : 24.09.2026.

Application No. : 77000355099
Transaction Type : BT + TOP UP
Applicant : Mr. Joy Francis Kasbe
Co-Applicant : Pratibha Kasbe
Existing Owner : Mr. Joy Francis Kasbe
Existing Lender : Piramal Finance Limited

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Baner Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Joy Francies Kasbe and (2) Pratibha Kasbe.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Gat No. 689, comprising Plot Nos. 42, 45, 46, 47, 48 and 57, collectively admeasuring approximately 1,146.573 square metres, situated at Village Koregaon Bhima, Taluka Shirur, District Pune, within the limits of the Pune Metropolitan Region Development Authority and within the jurisdiction of the Sub-Registrar of Assurances, Talegaon Dhamdhare.

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

- **DESCRIPTION OF SUBJECT FLAT PROPERTY.-**

- All that piece and parcel of property bearing Flat No. GR-1, also described as Flat No. 01, situated on the Ground Floor, in the building known as "Indrayani Heights, Phase-II," constructed on the

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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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land bearing Gat No. 689, comprising Plot Nos. 42, 45, 46, 47, 48 and 57, situated at Village Koregaon Bhima, Taluka Shirur, District Pune, within the limits of the Pune Metropolitan Region Development Authority.

Hereinafter, referred to as the "Subject Property".

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

1. Agreement to Sale dated 30/11/2015, executed by M/s. Trimurti Enterprises, through its Partners Mr. Sandip Aburao Paygude, Mr. Vijay Tukaram Shinde and Mr. Vijay Prabhakar Paygude, with the said persons also being shown as Confirming Parties, to and in favour of Mr. Joy Francis Kasbe, duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under Serial No. 57/2015.

• **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 Gat No. 689, situated at Village Koregaon Bhima, Taluka Shirur, District Pune, was originally owned by Mr. Dharmaraj Maharudrappa Kheni.
2. Thereafter, Mr. Dharmaraj Maharudrappa Kheni has executed the Conveyance Deed, and thereby sold, transferred and conveyed Plot No. 45, admeasuring 157.50 Sq. Mtrs., out of Gat No. 689, to and in favour of Mr. Vijay Tukaram Shinde. The said Conveyance Deed is duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 3563.
3. Thereafter, Mr. Dharmaraj Maharudrappa Kheni has executed the Conveyance Deed, and thereby sold, transferred and conveyed Plot No. 46, admeasuring 157.50 Sq. Mtrs., out of Gat No. 689, to and in favour of Mr. Sandip Aburao Paygude. The said Conveyance Deed is duly

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registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 3564.

4. Thereafter, Mr. Dharmaraj Maharudrappa Kheni has executed the Conveyance Deed, and thereby sold, transferred and conveyed Plot No. 47, admeasuring 157.50 Sq. Mtrs., out of Gat No. 689, to and in favour of Mr. Vijay Prabhakar Paygude. The said Conveyance Deed is duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 3565.
5. Thereafter, Mr. Dharmaraj Maharudrappa Kheni has executed the Conveyance Deed, and thereby sold, transferred and conveyed Plot No. 48, admeasuring 261.00 Sq. Mtrs. and Plot No. 57, admeasuring 255.00 Sq. Mtrs., out of Gat No. 689, to and in favour of (1) Mr. Vijay Tukaram Shinde, (2) Mr. Vijay Prabhakar Paygude and (3) Mr. Sandip Aburao Paygude. The said Conveyance Deed is duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 3566.
6. Thereafter, Mr. Dharmaraj Maharudrappa Kheni has executed the Conveyance Deed, and thereby, inter alia, sold, transferred and conveyed Plot No. 42, admeasuring 157.50 Sq. Mtrs., out of Gat No. 689, to and in favour of (1) Mr. Vijay Tukaram Shinde, (2) Mr. Vijay Prabhakar Paygude and (3) Mr. Sandip Aburao Paygude. The said Conveyance Deed is duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 4971.
7. Thus, by virtue of the aforesaid registered Conveyance Deeds, Plot Nos. 42, 45, 46, 47, 48 and 57, collectively admeasuring 1146.00 Sq. Mtrs., out of Gat No. 689, came to be owned and held by Mr. Vijay Tukaram Shinde, Mr. Vijay Prabhakar Paygude and Mr. Sandip Aburao Paygude, individually and/or jointly as stated hereinabove.
8. Thereafter, the aforesaid owners, namely Mr. Vijay Tukaram Shinde, Mr. Vijay Prabhakar Paygude and Mr. Sandip Aburao Paygude, formed a partnership firm under the name and style of M/s. Trimurti Enterprises for developing the entire land property by constructing a multi-storied building thereon.

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9. Further, the said owners obtained a Non-Agricultural Order bearing No. NA/SR/279/2012, dated 02.03.2013, from the office of the Hon'ble Sub-Divisional Officer, Maval Sub-Division, Maval, District Pune, thereby permitting the use of the aforesaid land property for non-agricultural purposes.
10. Thereafter, M/s. Trimurti Enterprises, through its Partners Mr. Sandip Aburao Paygude, Mr. Vijay Tukaram Shinde and Mr. Vijay Prabhakar Paygude, developed the residential project known as "INDRAYANI HEIGHTS – PHASE 2" upon the aforesaid entire land property consisting of Plot Nos. 42, 45, 46, 47, 48 and 57, collectively admeasuring 1146.00 Sq. Mtrs.
11. Thereafter, M/s. Trimurti Enterprises, through its Partners Mr. Sandip Aburao Paygude, Mr. Vijay Tukaram Shinde and Mr. Vijay Prabhakar Paygude, with Mr. Vijay Tukaram Shinde, Mr. Vijay Prabhakar Paygude and Mr. Sandip Aburao Paygude as Confirming Parties, has executed the Agreement to Sale dated 30/11/2015, thereby agreed to sell, transfer and convey Flat No. 01, admeasuring 450 Sq. Ft., situated on the Ground Floor, in Phase No. 2 of the project known as "INDRAYANI HEIGHTS", to and in favour of Mr. Joy Francis Kasbe. The said Agreement is duly registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under serial number 57/2015.
12. Thereafter, Mr. Joy Francis Kasbe has availed a loan facility of Rs. 11,34,607/- (Rupees Eleven Lakhs Thirty-Four Thousand Six Hundred Seven Only) from Dewan Housing Finance Corporation Limited (DHFL). In order to secure the due repayment of the said loan together with interest, costs, charges and other monies payable thereunder, Mr. Joy Francis Kasbe 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, Talegaon Dhamdhere, under Serial No. 493/2016.

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13. Thereafter, Mr. Joy Francis Kasbe has paid the entire consideration amount as agreed and stipulated in the above-referred Agreement to Sale to M/s. Trimurti Enterprises. Accordingly, M/s. Trimurti Enterprises has handed over the physical possession of the subject Flat No. 01 to and in favour of Mr. Joy Francis Kasbe.
14. Thereafter, Mr. Joy Francis Kasbe has availed the loan from Piramal Finance Limited against the mortgage of the subject property.
15. Thus, as aforesaid the subject property is owned and possessed by Mr. Joy Francis Kasbe. His title to the subject property is valid, legal, marketable and enforceable in the courts of law. However, the subject property is presently mortgaged to and in favour of Piramal Finance Limited. Therefore, the subject property is not free from encumbrances.

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

1. Original Agreement to Sale dated 30/11/2015, executed by M/s. Trimurti Enterprises, through its Partners Mr. Sandip Aburao Paygude, Mr. Vijay Tukaram Shinde and Mr. Vijay Prabhakar Paygude, with the said persons as Confirming Parties, to and in favour of Mr. Joy Francis Kasbe, which is registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under Serial No. 57/2015.

• **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.

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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?	Yes.
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	No.

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	original landowner in favour of the loan applicant?	
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 - 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),	

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	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. MH010413972202627E and Department ID No. 702956826. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115470491, dated 19.09.2026 at 11:45 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, 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 subject property is owned and possessed by Mr. Joy Francis Kasbe. His title to the subject property is valid, legal, marketable and enforceable in the courts of law.

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However, the subject property is presently mortgaged to and in favour of Piramal Finance Limited. Therefore, the subject property is not free from encumbrances.

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

Since, it is the case of Balance Transfer.

1. LOD, dated 03.06.2026 issued by the Piramal Finance Limited.

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

1. Original Agreement to Sale dated 30/11/2015, executed by M/s. Trimurti Enterprises, through its Partners Mr. Sandip Aburao Paygude, Mr. Vijay Tukaram Shinde and Mr. Vijay Prabhakar Paygude, with the said persons as Confirming Parties, to and in favour of Mr. Joy Francis Kasbe, which is registered in the office of the Sub-Registrar of Assurances, Talegaon Dhamdhere, under Serial No. 57/2015.
2. Original Possession Letter issued by the builder/developer, i.e. M/s. Trimurti Enterprises to and in favour of Mr. Joy Francis Kasbe.
3. Original Release Letter/No Dues Certificate from Dewan Housing Finance Corporation Limited (DHFL).
4. Original Release Letter/No Dues Certificate from Piramal Finance Limited.
5. All documents mentioned in the LOD issued by Piramal Finance Limited.
6. Original NOC to Mortgage from the builder/developer, i.e. M/s. Trimurti Enterprises or the Co-Operative Housing Society, if it is formed to and in favour of ICICI Home Finance Company Limited.

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

Thanking you,

Place : Pune.

Date : 24.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.24
09:28:52 +05'30'

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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
3563	अभिहस्तांतरणपत्र / Conveyance Deed	22-06-2010	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde	Gat No. 689, Plot No. 45, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3564	अभिहस्तांतरणपत्र / Conveyance Deed	22-06-2010	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Sandip Aburao Paygude	Gat No. 689, Plot No. 46, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3565	अभिहस्तांतरणपत्र / Conveyance Deed	22-06-2010	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Prabhakar Paygude	Gat No. 689, Plot No. 47, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3566	अभिहस्तांतरणपत्र / Conveyance Deed	22-06-2010	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde, Vijay Prabhakar Paygude and Sandip Aburao Paygude	Gat No. 689, Plot No. 48, area 261.00 Sq. Mtrs. and Plot No. 57, area 255.00 Sq. Mtrs., Village Koregaon Bhima
4971	अभिहस्तांतरणपत्र / Conveyance Deed	24-10-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde, Vijay Prabhakar Paygude and Sandip Aburao Paygude	Gat No. 689, Plot No. 42, area 157.50 Sq. Mtrs.; Plot No. 58, area 191.00 Sq. Mtrs.; and Plot No. 59, area 153.00 Sq. Mtrs., Village Koregaon Bhima
3563	अभिहस्तांतरणपत्र / Conveyance Deed	27-12-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde	Gat No. 689, Plot No. 45, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3564	अभिहस्तांतरणपत्र / Conveyance Deed	27-12-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Sandip Aburao Paygude	Gat No. 689, Plot No. 46, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3565	अभिहस्तांतरणपत्र / Conveyance Deed	27-12-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Prabhakar Paygude	Gat No. 689, Plot No. 47, area 157.50 Sq. Mtrs., Village Koregaon Bhima
3566	अभिहस्तांतरणपत्र / Conveyance Deed	27-12-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde, Vijay Prabhakar Paygude and Sandip Aburao Paygude	Gat No. 689, Plot No. 48, area 261.00 Sq. Mtrs. and Plot No. 57, area 255.00 Sq. Mtrs., Village Koregaon Bhima
4971	अभिहस्तांतरणपत्र / Conveyance Deed	27-12-2011	Sub-Registrar, Talegaon Dhamdhere	Dharmaraj Maharudrappa Kheni	Vijay Tukaram Shinde, Vijay Prabhakar Paygude and Sandip Aburao Paygude	Gat No. 689, Plot No. 42, area 157.50 Sq. Mtrs.; Plot Nos. 58 and 59 also included in the document, Village Koregaon Bhima
57/2015	Agreement to Sale	30-11-2015	Joint Sub-Registrar, Talegaon Dhamdhere	M/s. Trimurti Enterprises through Partners Sandip Aburao Paygude, Vijay Tukaram Shinde and Vijay Prabhakar Paygude, with the said persons as Confirming Parties	Joy Francis Kasbe	Flat No. 01, Ground Floor, Phase No. 2, "Indrayani Heights", area 450 Sq. Ft., constructed on Gat No. 689, Plot Nos. 42+45+46+47+48+57, total area 1146 Sq. Mtrs.
493/2016	Agreement Relating to Deposit of Title Deeds / Pawn	18-05-2016	Joint Sub-Registrar, Talegaon Dhamdhere	Dewan Housing Finance Corporation Ltd. (DHFL)	Joy Francis Kasbe	Flat No. 01, Indrayani Heights, Koregaon Bhima; Market Value / Loan Amount: Rs. 11,34,607/-

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493/2016	Agreement Relating to Deposit of Title Deeds / Pawn	14- 12- 2016	Joint Sub- Registrar, Talegaon Dhamdhere	Dewan Housing Finance Corporation Ltd. (DHFL)	Joy Francis Kasbe	Flat No. 01, Indrayani Heights, Koregaon Bhima; Market Value / Loan Amount: Rs. 11,34,607/-
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MH010413972202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
19 Sep 2026	Receipt	Receipt no.: 1115470491
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Koregaon Bhima S.No/CTS No/G.No. : 689
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010413972202627E		
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	MH010413972202627E	BARCODE			Date	18/09/2026-12:55:19		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 BANK OF BARODA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	02003942026091800267		1509745853	
Cheque/DD No.					Bank Date	RBI Date	18/09/2026-12:56:50		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 702956826

Mobile No. : XXXXXX0198

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.