



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1571/2026.

Date : 29.09.2026

Application No. : 77000365505
Transaction Type : NRP Resale
Applicant : Mr. Kailash Jaiswal
Co-Applicant : Nil
Existing Owners : 1. Mr. Ganesh Sadashiv Patil and
2. Mrs. Shwetabari Ganesh Patil

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Chinchwad Branch, Pune.

- Legal Scrutiny Report pertaining to the file of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land admeasuring about 1,009 sq. mtrs. out of Gat No. 606, situated at Village Chikhali, Taluka Haveli, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation, and bounded as follows:

On or towards the East: By property under Reservation No. 1/151 (Parking).

On or towards the West: By the remaining property of Gat No. 606.

On or towards the South: By the remaining property of Gat No. 606.

On or towards the North: By the 18-metre D. P. Road.

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

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

All that piece and parcel of Shop No. 7, having a carpet area admeasuring 27.00 sq. mtrs., together with a mezzanine carpet area admeasuring 13.50 sq. mtrs., situated on the Ground Floor of Wing A in the project known as "North East Business Corner", constructed on the above-described land out of Gat No. 606 at Village Chikhali, Taluka Haveli, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation.

Hereinafter, referred to as the "Subject Property".

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

1. Agreement dated November 2022 executed by M/s. Shiv Properties, through its partner Mr. Ashish Ashok Siroya, to and in favour of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil, registered on 24.11.2022 under serial number 20772/2022.
2. MSEDCL bill standing in the name of Mr. Ganesh Sadashiv Patil, showing the address as Shop No. 7, Wing A, North East Business Corner, Chikhali.

- **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 was originally owned and possessed by (1) Mr. Santosh Dnyanoba Chavan, for himself and as natural guardian of minor Swara, (2) Mrs. Tarabai Dnyanoba Chavan, (3) Mrs. Asha Santosh Chavan and (4) Mr. Dnyanoba Sahadu Chavan.
2. Thereafter, (1) Mr. Santosh Dnyanoba Chavan, for himself and as natural guardian of minor Swara, (2) Mrs. Tarabai Dnyanoba Chavan, (3) Mrs. Asha Santosh Chavan and (4) Mr. Dnyanoba Sahadu Chavan executed a Sale Deed dated 14.02.2024, thereby selling, transferring and conveying their share admeasuring 1,220.64 sq. mtrs. out of Gat No. 606, situated at Village Chikhali, Taluka Haveli, District Pune, to and in favour of M/s. Shiv Properties, through

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its partners and representatives named in the said deed. The said Sale Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 14, Pune, on 29.02.2024 under serial number 2574/2024.

3. The Agreement recites that M/s. Shiv Properties became the owner of the land on which the project known as “North East Business Corner” has been developed. The underlying acquisition documents and revenue records establishing its title to the land have not been provided for examination.
4. Thereafter, M/s. Shiv Properties obtained sanctioned building plans and the Commencement Certificate dated 06.10.2020, bearing No. B.P./Chikhali/48/2020, from the Pimpri Chinchwad Municipal Corporation. A Revised Commencement Certificate dated 17.03.2021, bearing No. B.P./Chikhali/18/2021, is also recited in the Agreement.
5. Thereafter, permission for non-agricultural use of the land was granted by the Additional Tahsildar, Pimpri Chinchwad, Taluka Haveli, District Pune, by Order dated 19.10.2020, bearing No. Jamin/NA/SR/251/2020. The Agreement further recites that the project was registered with MahaRERA under Registration No. P52100027249.
6. Thereafter, M/s. Shiv Properties, through its partner Mr. Ashish Ashok Siroya, executed the Agreement dated November 2022, thereby agreeing to sell Shop No. 7, Wing A, to and in favour of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil. The said Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune, on 24.11.2022 under serial number 20772/2022.
7. Thereafter, (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil paid the entire consideration amount stipulated in the aforesaid Agreement to M/s. Shiv Properties. Accordingly, M/s. Shiv Properties handed over physical possession of Shop No. 7, Wing A, to and in favour of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil.

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8. Thus, as aforesaid the subject property is owned and possessed by (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil. 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, (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil are entitled to sell, transfer and convey the subject property to and in favour of Mr. Kailas Jaiswal or any other prospective purchaser/s.

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

1. Agreement dated November 2022 executed by M/s. Shiv Properties, through its partner Mr. Ashish Ashok Siroya, to and in favour of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil, registered on 24.11.2022 under serial number 20772/2022.

• **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.

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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	No.

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	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?	
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. MH011029109202627U and Department ID No. 8807171. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115506566, dated 29.09.2026 at 01:07 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.	

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	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 (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil. 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, (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil are entitled to sell, transfer and convey the subject property to and in favour of Mr. Kailas Jaiswal 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. Agreement dated November 2022 executed by M/s. Shiv Properties, through its partner Mr. Ashish Ashok Siroya, to and in favour of (1) Mr. Ganesh Sadashiv Patil and (2) Mrs. Shwetabari Ganesh Patil, registered on 24.11.2022 under serial number 20772/2022.

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

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

Thanking you,

Place : Pune.

Date : 29.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.29
18:43:05 +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
20772/2022	Agreement	24.11.2022	Joint Sub-Registrar, Haveli No. 24	M/s. Shiv Properties, through partner Ashish Ashok Siroya, for himself and as constituted attorney for the confirming parties Gajarabai Baban Chavan and others, through Ganesh Vamanrao Ujjenkar	Ganesh Sadashiv Patil; Shwetambari Ganesh Patil	Shop No. 7 on the Ground Floor of Wing A in the "North East Business Corner" project on Gat No. 606 at Village Chikhali; carpet area 27.00 sq. mtrs. and mezzanine area 13.50 sq. mtrs. (P52100047204 dated 31.05.2024).
2574/2024	Sale Deed	14.02.2024	Joint Sub-Registrar, Haveli No. 14	Santosh Dnyanoba Chavan, for himself and as father and natural guardian of minor Swara; Tarabai Dnyanoba Chavan; Asha Santosh Chavan; Dnyanoba Sahadu Chavan	M/s. Shiv Properties, through partner Swapnil Chandrakant Waghire; partner Nilesh Madhukar Newale, through constituted attorney Swapnil Chandrakant Waghire; partner Ashish Ashok Siroya, through constituted attorney Ganesh Vamanrao Ujjenkar; partner Yogesh Nagraj Jain, through constituted attorney Amar Shivaji Durgawale	The executants' share admeasuring 00 H 12.21 R, stated as 1,220.64 sq. mtrs., out of the total area of 06 H 90 R of Gat No. 606 at Village Chikhali, Taluka Haveli, District Pune, within the limits of the Pimpri Chinchwad Municipal Corporation. Stamp duty for this document was collected under Agreement document No. 18735/2019, Haveli No. 26.

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MH011029109202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
29 Sep 2026	Receipt	Receipt no.: 1115506466
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Chikhali S.No/CTS No/G.No. : 606
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH011029109202627U		
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	MH011029109202627U	BARCODE			Date	29/09/2026-09:35:17		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.	00040572026092979024		CPAHHWFCN0	
Cheque/DD No.					Bank Date	RBI Date	29/09/2026-09:24:36		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 : 8807171

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 नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.