



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1502/2026.

Date : 18.09.2026.

Application No. : 77000347663
Transaction Type : HL Builder Purchase
Applicant : Mr. Amol Kondibhau Hole
Co-Applicant : Mrs. Shobha Hole
Project Financed By : Nil.

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Amol Kondibhau Hole and (2) Mrs. Shobha Amol Hole.

- PART I : PROPERTY DETAILS
- Description of Entire Land Property.-

All those pieces and parcels of land collectively admeasuring 24 Hectares 18.33 Ares, bearing Gat Nos. 88(P), 90, 91, 92, 93, 94, 95(P), 96, 97(P), 113/2, 122, 123, 124(P), 125, 126/1, 126/2, 127, 128/1, 128/2 and 128/3, situated at Village Mahalunge, Taluka Khed, District Pune, within the limits of Zilla Parishad, Pune, Panchayat Samiti, Khed, and within the jurisdiction of the Sub-Registrar of Assurances, Khed, more particularly described as follows:

Gat No.	Area
88(P)	0 Hectare 05 Ares
90	1 Hectare 09 Ares
91	0 Hectare 62 Ares
92	0 Hectare 41 Ares
93	1 Hectare 52 Ares
94	3 Hectares 28 Ares

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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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95(P)	1 Hectare 60 Ares
96	0 Hectare 73 Ares
97(P)	0 Hectare 29.33 Ares
113/2	0 Hectare 84 Ares
122	0 Hectare 04 Ares
123	2 Hectares 65 Ares
124(P)	0 Hectare 80 Ares, eastern portion out of 3 Hectares 02 Ares
125	0 Hectare 89 Ares
126/1	0 Hectare 76 Ares
126/2	2 Hectares 44 Ares
127	1 Hectare 19 Ares
128/1	1 Hectare 66 Ares
128/2	1 Hectare 66 Ares
128/3	1 Hectare 66 Ares
Total	24 Hectares 18.33 Ares

Out of the aforesaid larger land, all that piece and parcel of Plot No. 2A+2B, admeasuring 39,478.87 square metres, corresponding to new Gat No. 88/90 to 96/113/2/122 to 128/2A2B, is bounded as under:

On or towards the East : Plot Nos. 3A and 2C.
On or towards the West : Proposed 24-metre-wide MDR Road.
On or towards the South : Plot No. 1C and Amenity Space No. 1.
On or towards the North : Boundary of Village Ambethan.

Together with all easements, appurtenances, pathways, ingress, egress and other incidental and ancillary rights attached thereto.

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- **Description of Project Land**

All that piece and parcel of land admeasuring 2,063.25 square metres, carved out of Plot No. 2A+2B and underlying Building No. C-43, together with Open Space No. 6 admeasuring 1,160 square metres, corresponding to Gat No. 88/90 to 96/113/2/122 to 128/Open Space/6, aggregating to 3,223.25 square metres, and Internal Road admeasuring about 809 square metres, forming part of the project known as “Dwarka Project Land-5”, situated at Village Mahalunge, Taluka Khed, District Pune, and bounded as under:

On or towards the East	: 12-metre-wide Internal Road.
On or towards the West	: Building Nos. C-41 and C-42.
On or towards the South	: 12-metre-wide Internal Road and Plot No. 1C.
On or towards the North	: Building Nos. C-28 and C-29.

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

- **DESCRIPTION OF SUBJECT FLAT PROPERTY**

All that piece and parcel of Residential Apartment No. 809, having carpet area admeasuring 48.80 square metres (525.28 square feet), together with attached open balcony admeasuring 6.82 square metres (73.42 square feet) and attached terrace admeasuring Nil square metre, aggregating to total usable area admeasuring 55.62 square metres (598.69 square feet), situated on the 8th Floor, in Building No. C-43, out of the project known as “Dwarka Project Land-5”, being constructed on the project land carved out of Plot No. 2A+2B, corresponding to Gat No. 88/90 to 96/113/2/122 to 128/2A2B, situated at Village Mahalunge, Taluka Khed, District Pune, within the limits of Zilla Parishad, Pune, Panchayat Samiti, Khed, and within the jurisdiction of the Sub-Registrar of Assurances, Khed.

Hereinafter, referred to as the “Subject Property”.

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

1. Draft of an Agreement to Sell to be executed and registered by Naiknavare Housing Developments Private Limited to and in favour of Mr. Amol Kondibhau Hole, pertaining to the subject property.

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• **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 larger land property bearing Gat Nos. 88(P), 90, 91, 92, 93, 94, 95(P), 96, 97(P), 113/2, 122, 123, 124(P), 125, 126/1, 126/2, 127, 128/1, 128/2 and 128/3, situated at Village Mahalunge, Taluka Khed, District Pune, was originally owned and possessed by the respective erstwhile landowners.
2. Thereafter, the respective erstwhile landowners executed various registered Sale Deeds between the years 2007 and 2016, thereby selling, transferring and conveying their respective lands, portions and shares to and in favour of Naiknavare Housing Development Private Limited. On the strength of the said registered instruments, the name of the Promoter was recorded in the relevant revenue records.
3. Thereafter, Naiknavare Housing Development Private Limited proposed development of a township known as “Dwarka” over the larger land in a phase-wise manner by constructing residential buildings, duplex units, plotted developments and commercial premises, together with common amenities.
4. Thereafter, the Sub-Divisional Officer, Junnar, Sub-Division Khed, passed various Non-Agricultural Orders dated 14.01.2008, 26.05.2008, 23.10.2009, 30.10.2009, 13.09.2010, 21.01.2011, 09.11.2012, 18.03.2013 and 09.12.2014, thereby permitting the use of the concerned portions of the larger land for residential non-agricultural purposes and sanctioning the relevant building plans.
5. Thereafter, the Environment Department, Government of Maharashtra, granted Environmental Clearance for the “Dwarka” Township vide No. SEAC-2009/CR.15/TC-2, dated 19.05.2010. The document further refers to subsequent environmental permissions and amendment bearing Identification No. EC24B039MH164708, dated 03.01.2024.

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6. Thereafter, the Promoter obtained development permission and Commencement Certificate bearing No. DP/BKH/08/2016/Prakra.851/16-17/KHE/Shakha-1/Mou. Mahalunge/Gat No. 88 and Others, dated 10.11.2016, issued by the Pune Metropolitan Region Development Authority.
7. Thereafter, the Pune Metropolitan Region Development Authority sanctioned the subdivision vide Permission No. DP/BKH/Mou. Mahalunge/S.No.88 & Others/Pra.Kra.753/23-24/7252, dated 28.12.2023. Pursuant thereto, Plot No. 2A+2B, admeasuring 39,478.87 square metres, was formed out of the larger land.
8. Further, vide Mutation Entry No. 5636, dated 20.08.2024, the old Gat numbers were subdivided and the newly formed plot numbers, internal roads, open spaces, amenity spaces and other portions were recorded in the revenue record pursuant to the sanctioned subdivision.
9. Thereafter, the Promoter proposed construction of Building No. C-43, comprising Parking/Plinth plus 12 upper floors and containing 96 residential units, together with a club house on Open Space No. 6, under the project known as “Dwarka Project Land-5.”
10. Thereafter, Mr. Amol Kondibhau Hole applied to the Promoter for allotment of Apartment No. 809, situated on the 8th Floor of Building No. C-43.
11. Thereafter, the Promoter, Naiknavare Housing Developments Private Limited, has registered the project known as “DWARKA PROJECT 5” with the Maharashtra Real Estate Regulatory Authority (MahaRERA) under Registration No. P52100077980, registered on 14.11.2024, in respect of the project situated at Mahalunge, Taluka Khed, District Pune. The declared completion date of the said project is 30.06.2027. The MahaRERA record also identifies Building C-43 as forming part of the said registered project.
12. Thereafter, Naiknavare Housing Development Private Limited, through its Directors Mr. Hemant Dattaji Naiknavare and Mr. Ranjit Dattaji Naiknavare, acting through their Power of Attorney Holder Mr. Lingiya Tulchiya Khetawat, availed a loan facility of Rs. 70,00,00,000/-

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(Rupees Seventy Crores Only) from State Bank of India, Commercial Branch, Tilak Road, Pune. In order to secure the due repayment of the said loan, the Borrower executed a Mortgage Deed dated 24.06.2011, and thereby mortgaged the lands situated at Village Mahalunge comprising the Gat Numbers and areas more particularly described therein, aggregating to the mortgaged area stated in the deed, to and in favour of State Bank of India. The said Mortgage Deed is duly registered in the office of the Sub-Registrar of Assurances, Khed No. 2, under Serial No. 3692/2011, on 24.06.2011.

13. Thereafter, (1) Naiknavare Developers Private Limited, (2) Mr. Hemant Dattaji Naiknavare, (3) Mr. Ranjit Dattaji Naiknavare and (4) Naiknavare Housing Developments Private Limited, acting through their respective Power of Attorney Holder Mr. Lingiya Tulchiya Khetawat, availed a loan facility of Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) from Dewan Housing Finance Corporation Limited, Pune Branch. In order to secure the due repayment of the said loan, they executed a Mortgage Deed dated 23.02.2015, and thereby mortgaged, inter alia, the lands situated at Village Mahalunge, bearing Gat Nos. 88, 97, 90, 91, 92, 93, 95, 96, 113/2, 121 to 125, 126/1, 126/2 (Part), 127, 128/1, 128/2 and 128/3, aggregating to 2,24,733 Sq. Mtrs., excluding the school area admeasuring 25,300.38 Sq. Mtrs., together with the existing and future unsold construction in the Dwarka Project, as well as the properties described in Schedule-II situated at Village Ambethan, to and in favour of Dewan Housing Finance Corporation Limited. The said Mortgage Deed is duly registered in the office of the Sub-Registrar of Assurances, Khed No. 2, under Serial No. 1178/2015, on 23.02.2015.
14. Thereafter, , (1) Naiknavare Developers Private Limited, (2) Mr. Hemant Dattaji Naiknavare, (3) Mr. Ranjit Dattaji Naiknavare and (4) Naiknavare Housing Developments Private Limited have repaid the said loan. Accordinlgy, JM Financial Asset Reconstruction Company Limited (*erstwhile* DHFL – Dewan Housing Finance Corporation Limited) has executed the Reconveyance of Mortgage, dated 03.06.2024 and thereby realeased the mortgage created by above-referred mortgage deed. The said Reconveyance of Mortgage is duly registered in the office of Sub – Registrar of Assurances, Khed – 2, Pune under serial number 7735/2024.

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15. Thereafter, the mortgage created under the aforesaid Mortgage Deed bearing Serial No. 1178/2015 was released/reconveyed in respect of the properties described in the Reconveyance Deed, including the lands forming part of the Dwarka Project at Village Mahalunge and the properties described in Schedule-II at Village Ambethan. Accordingly, a Reconveyance of Mortgage dated 30.08.2024, wherein JM Financial Asset Reconstruction Company Limited, through its Authorized Signatory Mr. Kshitij Sanjay Deo, is shown as the concerned secured creditor, was duly registered in the office of the Sub-Registrar of Assurances, Khed No. 2, under Serial No. 11976/2024, on 04.09.2024, thereby releasing and extinguishing the mortgage charge created under Mortgage Deed No. 1178/2015 over the properties covered by the said Reconveyance.
16. Thus, as aforesaid the said builder/developer, i.e. Naiknavare Housing Developments Private Limited is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, as on date the subject property is free from encumbrances.
17. Therefore, the said builder/developer, i.e. Naiknavare Housing Developments Private Limited is entitled to sell, transfer and convey the subject property to and in favour of Mr. Amol Kondibhau Hole or any other prospective purchaser/s.

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

1. Sale Deed, dated 25.04.2007, executed by Mr. Sitaram Haribhau Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered in the office of the concerned Sub-Registrar of Assurances under Serial No. 3620/2007.
2. Sale Deed, dated 04.10.2007, executed by Mr. Laxman Digambar Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 8534/2007.

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3. Sale Deed, dated 04.10.2007, executed by Mr. Rama Digambar Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 8564/2007.
4. Sale Deed, executed by Mr. Shantaram Gangaram Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 8812/2007. The exact date of execution should be verified from the registered document/Index II.
5. Sale Deed, dated 28.11.2007, executed by Mr. Dnyaneshwar Jagannath Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 10169/2007.
6. Sale Deed, dated 28.11.2007, executed by Mr. Shridhar Babaji Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 10170/2007.
7. Sale Deed, dated 09.01.2008, executed by Mr. Nivrutti Bala Pawar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 339/2008.
8. Sale Deed, dated 09.01.2008, executed by Mr. Mahipati Mahadu Bhangare and another to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 342/2008.
9. Sale Deed, dated 17.01.2008, executed by Mr. Maruti Digambar Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 606/2008.

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10. Sale Deed, dated 14.02.2008, executed by Mr. Ramchandra Vishwanath Pande and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1519/2008.
11. Sale Deed, dated 14.02.2008, executed by Mr. Sanjay Saremal Oswal and Mr. Nemichand Saremal Oswal to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1520/2008.
12. Sale Deed, dated 14.02.2008, executed by Mr. Maruti Digambar Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1521/2008.
13. Sale Deed, dated 14.02.2008, executed by Mr. Bhagwant Yashwant Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1522/2008.
14. Sale Deed, dated 14.02.2008, executed by Mr. Dnyaneshwar Tukaram Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1523/2008.
15. Sale Deed, dated 14.02.2008, executed by Mr. Chandrakant Laxman Jadhav to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1524/2008.
16. Sale Deed, dated 14.02.2008, executed by Mr. Uttam Laxman Jadhav to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1525/2008.

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17. Sale Deed, dated 15.02.2008, executed by Mr. Sahadev Sakharam Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1526/2008.
18. Sale Deed, dated 15.02.2008, executed by Mr. Maruti Digambar Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1527/2008.
19. Sale Deed, dated 21.02.2008, executed by Mr. Mahipati Mahadu Bhangare, Mr. Shailendranath Agrawal and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1704/2008.
20. Sale Deed, dated 21.02.2008, executed by Mrs. Lilabai Jaywant Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1705/2008.
21. Sale Deed, dated 17.03.2008, executed by Mr. Ashok Laxman Jadhav to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 2304/2008.
22. Sale Deed, dated 17.03.2008, executed by Mr. Sitaram Haribhau Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 2305/2008.
23. Sale Deed, dated 26.03.2008, executed by Mr. Shantaram Gangaram Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is stated in the draft to have been registered under Serial No. 1335/2008. The said registration particulars should be verified from the concerned Index II/e-Certified Copy.

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24. Sale Deed, dated 19.04.2008, executed by Mr. Shailendranath Agrawal and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1843/2008.
25. Sale Deed, dated 05.06.2008, executed by Mr. Sitaram Haribhau Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 2782/2008.
26. Sale Deed, dated 20.11.2008, executed by the concerned owners of Gat No. 127 to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 7480/2008.
27. Sale Deed, dated 04.01.2010, executed by Mrs. Alkabai Babaji Bhangare and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 27/2010.
28. Sale Deed, dated 19.03.2016, executed by Mr. Baburao Sonu Mahalungkar and others to and in favour of Naiknavare Housing Development Private Limited, which is registered under Serial No. 1297/2016.

• **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?	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	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. MH010210357202627E and Department ID No. 158333126. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115466705, dated 18.09.2026 at 09:41 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 said builder/developer, i.e. Naiknavare Housing Developments Private Limited is entitled to develop the entire land property by constructing the multi-storied building thereon. Further, the subject proeprty is free from encumbrances.

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 ::

Therefore, the said builder/developer, i.e. Naiknavare Housing Developments Private Limited is entitled to sell, transfer and convey the subject property to and in favour of Mr. Amol Kondibhau Hole or any other prospective purchaser/s subject to NOC from the State Bank of India.

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

1. Original Agreement to Sell to be executed and registered by Naiknavare Housing Developments Private Limited to and in favour of Mr. Amol Kondibhau Hole, pertaining to the subject property.
2. Original Payment Receipts issued by the said builder/developer, i.e. Naiknavare Housing Developments Private Limited to and in favor of Mr. Amol Kondibhau Hole, pertaining to the subject proeprty.
3. Original NOC to Mortgage from the builder/developer, i.e. Naiknavare Housing Developments Private Limited to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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

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

Thanking you,

Place : Pune.

Date : 18.09.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.09.23
11:51:37 +05'30'

NARAYAN KHAMKAR & LAW ASSOCIATES

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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
11228/2017	Development Agreement	09-10-2017	Sub-Registrar of Assurances, Haveli No. 26, Pune	Mrs. Shobha Ram Shelke	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 03 Are out of Survey No. 89/1A/1, situated at Village Kiwale, Taluka Haveli, District Pune.
11229/2017	Irrevocable General Power of Attorney	09-10-2017	Sub-Registrar of Assurances, Haveli No. 26, Pune	Mrs. Shobha Ram Shelke	M/s. Rajvansh Group	Pertaining to the land admeasuring 00 H 03 Are out of Survey No. 89/1A/1, Village Kiwale, and authorising M/s. Rajvansh Group to undertake development thereof.
5068/2018	Development Agreement	25-04-2018	Sub-Registrar of Assurances, Haveli No. 26, Pune	Mrs. Housabai Umaji Waghole	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 24 Are out of Survey No. 89/1A/1, situated at Village Kiwale, Taluka Haveli, District Pune.
5069/2018	Irrevocable General Power of Attorney	25-04-2018	Sub-Registrar of Assurances, Haveli No. 26, Pune	Mrs. Housabai Umaji Waghole	M/s. Rajvansh Group	Pertaining to the land admeasuring 00 H 24 Are out of Survey No. 89/1A/1, Village Kiwale, and authorising M/s. Rajvansh Group in respect of development thereof.
12330/2021	Development Agreement	17-08-2021	Sub-Registrar of Assurances, Haveli No. 18, Pune	(1) Mr. Sunil Pandurang Garud and (2) Mr. Raju Pandurang Garud	M/s. Rajvansh Group, through its Partner Mr. Swapnil Vilas Taras	Land admeasuring 00 H 02.5 Are out of Survey No. 89/1A/2, situated at Village Kiwale, Taluka Haveli, District Pune.
12331/2021	Irrevocable General Power of Attorney	17-08-2021	Sub-Registrar of Assurances, Haveli No. 18, Pune	(1) Mr. Sunil Pandurang Garud and (2) Mr. Raju Pandurang Garud	M/s. Rajvansh Group	Pertaining to the land admeasuring 00 H 02.5 Are out of Survey No. 89/1A/2, Village Kiwale, and authorising M/s. Rajvansh Group to undertake development thereof.
140/2023	Special Power of Attorney	04-01-2023	Joint Sub-Registrar of Assurances, Haveli No. 18, Pune	Promoters / Vendors	(1) Mr. Khajir Shankar Kamble and (2) Mrs. Sapna Sanjay Sagavekar	Pertaining to the project/land under development and authorising the said attorneys to act on behalf of the Promoters/Vendors in connection with the project transactions.

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MH010210357202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 Sep 2026	Receipt	Receipt no.: 1115466705
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Mahalunge S.No/CTS : No/G.No. : 88
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010210357202627E		
As this is a computer generated receipt, no stamp or signature is required.		
For Physical search in office, Please bring this receipt along with mentioned Gras Challan.		
Payment of search fee through GRAS challan can be verified on 'gras.mahakosh.gov.in/challan/views/frmSearchChallanWithOutReg.php'.		



GRN MH010210357202627E		BARCODE 		Date 15/09/2026-13:52:18		Form ID			
Department Inspector General Of Registration				Payer Details					
Type of Payment Search Fee Other Items				TAX ID / TAN (If Any)					
				PAN No.(If Applicable)					
Office Name PND1_JT DISTT REGISTRAR PUNE URBAN				Full Name		Advocate Narayan Laxman Khamkar			
Location PUNE									
Year 2026-2027 One Time				Flat/Block No.					
Account Head Details			Amount In Rs.		Premises/Building				
0030072201 SEARCH FEE			9750.00		Road/Street				
					Area/Locality				
					Town/City/District				
					PIN				
					Remarks (If Any)				
					Amount In		Nine Thousand Seven Hundred Fifty Rupees Only		
Total			9,750.00		Words				
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN		Ref. No.		02003942026091500516 1509274174	
Cheque/DD No.				Bank Date		RBI Date		15/09/2026-13:53:13 Not Verified with RBI	
Name of Bank				Bank-Branch		BANK OF BARODA			
Name of Branch				Scroll No. , Date		Not Verified with Scroll			

Mobile No. : XXXXXX0198

Department ID : 158333126 Mobile No. : X
NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेमेंट" मध्ये नमद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तांसाठी लागू नाही.