



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/981/2026.

Date : 30.06.2026.

Application No. : 77000272027
Transaction Type : BT + Top Up
Applicant : Impulse
Co-Applicant : Mr. Rajesh Shankarrao Kurade
Existing Lender : Sundaram Home Finance Limited

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

- Legal Scrutiny Report pertaining to the file of M/s. Impulse and Mr. Rajesh Shankarrao Kurade.

- **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land bearing Plot No. 62, carved out of Final Plot No. 484, situated at Parvati, Pune – 411009, within the limits of Pune Municipal Corporation, forming part of Mitra Mandal Co-operative Housing Society, admeasuring 647.00 Sq. Mtrs., being part of Pune Town Planning Scheme No. III, and bounded as under:

On or towards the East : Colony Road
On or towards the South : Sub Plot No. 61
On or towards the West : Sub Plot No. 63
On or towards the North : Sub Plot No. 59.

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

Narayan L. Khamkar (Advocate)

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180, Shivajinagar (Bhamburda), Pune 411005..

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- **Description of Subject Property.-**

All that piece and parcel of Residential Flat No. 4, admeasuring 162.57 Sq. Mtrs. (1750 Sq. Ft.), situated on the Second Floor of the building known as "Revanjali", constructed on the entire land property bearing Plot No. 62, carved out of Final Plot No. 484, situated at Parvati, Pune – 411009, within the limits of Pune Municipal Corporation and Mitra Mandal Co-operative Housing Society. **Hereinafter, referred to as the "Subject Property".**

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

1. Deed of Assignment, dated 29.03.2024 executed by Mr. Akash Pravin Mehta to and in favour of Mr. Rajesh Shankarrao Kurade, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 5604/2024.

- **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 Plot No. 62 carved out of Final Plot No. 484, admeasuring 647.00 Sq. Mtrs., situated at Parvati, Pune, was owned and possessed by the concerned owners as recorded in the title documents. Out of the said property, Mrs. Rekha Pravin Mehta was the owner of 1/3rd undivided share, right, title and interest, corresponding to the subject flat.
2. Further, it appears from the Commencement Certificate No. CC/1800/03 dated 20.02.2004 and the Commencement Certificate No. CC/0518/05 dated 09.05.2005, issued by the Pune Municipal Corporation, that the Competent Authority had sanctioned the building plans and granted permission to commence the construction of the building known as "Revanjali" on the entire land property, in accordance with the sanctioned plans and subject to the terms and conditions stipulated therein.

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3. Further, it appears from the Completion Certificate No. BCO/14/2/151 dated 31.05.2007, issued by the Pune Municipal Corporation, that the construction of the building known as "Revanjali" has been completed in accordance with the sanctioned building plans and the applicable building regulations. Accordingly, the Competent Authority has certified the completion of the said building and permitted occupation thereof, subject to the terms and conditions mentioned in the said Completion Certificate.
4. After completion of construction of the building, Mrs. Rekha Pravin Mehta executed a Gift Deed dated 11.12.2014 and thereby transferred, conveyed and assigned her rights, title and interest in Residential Flat No. 4, admeasuring 162.57 Sq. Mtrs. (1750 Sq. Ft.), situated on the Second Floor of the building known as "Revanjali", together with her undivided share in the land, to and in favour of Mr. Akash Pravin Mehta. The said Gift Deed was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 2, Pune, under Serial No. 9152/2014, dated 11.12.2014. Consequently, the name of Mr. Akash Pravin Mehta came to be recorded in the City Survey records, Pune Municipal Corporation records and the records of Mitra Mandal Co-operative Housing Society.
5. Thereafter, Mr. Akash Pravin Mehta executed a Deed of Assignment dated 29.03.2024 and thereby assigned, transferred and conveyed Residential Flat No. 4, admeasuring 162.57 Sq. Mtrs. (1750 Sq. Ft.), situated on the Second Floor of the building known as "Revanjali", constructed on Plot No. 62 carved out of Final Plot No. 484, Parvati, Pune, together with all appurtenant rights, in favour of Mr. Rajesh Shankarrao Kurade, for a total consideration of Rs. 1,60,00,000/-. The said Deed of Assignment is duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 5604/2024, dated 29.03.2024.

6. Thereafter, Mr. Rajesh Shankarrao Kurade has availed the loan against the mortgage of the subject property to and in favour of Sundaram Home Finance Limited.
7. Thus, as aforesaid the subject property is owned and possessed by Mr. Rajesh Shankarrao Kurade. However, the subject property is mortgaged to and in favour of Sundaram Home Finance Limited. Therefore, the subject property is not free from encumbrances.

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

1. Deed of Assignment, dated 29.03.2024 executed by Mr. Akash Pravin Mehta to and in favour of Mr. Rajesh Shankarrao Kurade, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 5604/2024.

• **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?	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 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	No.

	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?	
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. MH005452984202627E and Department ID No. 639191971. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115215720, dated 30.06.2026 at 16:17, was generated prior to obtaining the search results.	

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	It is specifically clarified that the entire search and verification have been carried out solely on the basis of the online records available on the IGR portal. No physical or manual search has been conducted by personally visiting any of the offices of the Sub-Registrar of Assurances (SRO). Upon verification of the online search data available on the IGR portal, no adverse entries affecting the title of the subject property have been found during the aforesaid search period. It is further clarified that this search report is based exclusively on the entries and records available online on the IGR portal as on the date and time of generation of the aforesaid e-Search Receipt. Accordingly, this report is subject to any subsequent registrations, encumbrances, claims, charges, notices, court orders, or other entries, if any, that may not have been reflected in the online records as on the date and time of the search.	
5.21	Whether EC is obtained?	No.
	EC Details	NA
	No. of years EC obtained	NA
	Any Encumbrances to specify	NA
	EC Applied by	NA

• **PART VI : CERTIFICATE.-**

It is certified that, the subject property is owned and possessed by Mr. Rajesh Shankarrao Kurade. His title to the subject property is free from encumbrances. However, the subject property is mortgaged to and in favour of Sundaram Home 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 issued by Sundaram Home Finance Limited.

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

1. Original Gift Deed, dated 11.12.2014 executed by Mrs. Rekha Pravinkumar Mehta, with the consent of Mr. Pravinkumar Alamchand Mehta and Mrs. Sonali Akash Mehta, to and in favour of Mr. Akash Pravinkumar Mehta, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 2, Pune, under Serial No. 9152/2014.
2. Original Deed of Assignment, dated 29.03.2024 executed by Mr. Akash Pravin Mehta to and in favour of Mr. Rajesh Shankarrao Kurade, which is registered in the office of the Sub-Registrar of Assurances, Haveli No. 1, Pune, under Serial No. 5604/2024.
3. Original Release Letter/No Dues Certificate from Sundaram Home Finance Limited.
4. All documents mentioned in the LOD issued by Sundaram Home Finance Limited.
5. Original NOC to Mortgage from Mitra Mandal Co-Operative Housing Society Limited to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.
6. Original Simple (Registered) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 30.06.2026.



**Narayan
Laxman
Khamkar**
NARAYAN L. KHAMKAR
ADVOCATE

Digitally signed
by Narayan
Laxman Khamkar
Date: 2026.06.30
17:17:47 +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 / Executant	Purchaser / Beneficiary	Property
6297/2003	Deed of Apartment	20.10.2003	Sub-Registrar of Assurances, Haveli No. 1 (Parvati), Pune	(1) Mrs. Aparna Gautam Gothoskar, (2) Mr. Gautam Dilip Gothoskar, (3) Mr. Dilip Ramchandra Gothoskar, (4) Mr. Santosh Dilip Gothoskar and (5) Mrs. Madhavi Dilip Gothoskar	(1) Mr. Akash Pravin Mehta, (2) Mrs. Rekha Pravinkumar Mehta and (3) Mrs. Sonali Akash Mehta	1/3rd undivided share admeasuring 215.66 Sq. Mtrs. out of Plot No. 62, admeasuring 647 Sq. Mtrs., carved out of Final Plot No. 484, CTS No. 6722, together with 1/3rd undivided built-up area admeasuring 33 Sq. Mtrs. out of the total construction admeasuring 100 Sq. Mtrs., situated at Village – Parvati, Pune.
9152/2014	Gift Deed	11.12.2014	Sub-Registrar of Assurances, Haveli No. 2, Pune	Mrs. Rekha Pravinkumar Mehta, with the consent of Mr. Pravinkumar Alamchand Mehta and Mrs. Sonali Akash Mehta	Mr. Akash Pravinkumar Mehta	Undivided FSI area admeasuring 100.66 Sq. Mtrs. pertaining to Residential Flat No. 4, situated on the Second Floor of the building constructed on Plot No. 62, admeasuring 647 Sq. Mtrs., carved out of Final Plot No. 484, situated at Village – Parvati, Pune.
5604/2024	Deed of Assignment	29.03.2024	Sub-Registrar of Assurances, Haveli No. 1, Pune	Mr. Akash Pravin Mehta	Mr. Rajesh Shankarrao Kurade	Residential Flat No. 4, admeasuring 162.57 Sq. Mtrs. (1750 Sq. Ft.), situated on the Second Floor of "Revanjali" Building, constructed on Plot No. 62, carved out of Final Plot No. 484, situated at Village – Parvati, Pune, in Mitra Mandal Co-operative Housing Society.

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MH005452984202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
30 Jun 2026	Receipt	Receipt no.: 1115215720
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Parvati S.No/CTS No/G.No. : 484
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH005452984202627E		
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	MH005452984202627E	BARCODE			Date	29/06/2026-19:12:05		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.	02003942026062901451		1497980843	
Cheque/DD No.					Bank Date	RBI Date	29/06/2026-19:13:13		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 639191971

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.