



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/768/2026.

Date : 21.05.2026.

Application No. : 7792151804
Transaction Type : HL (Resale)
Applicant : Miss. Kajal Anil Sonawane
Co-Applicant : Mr. Anil Rajaram Sonawane
Existing Owner : Mr. Mohan Pralhad Kulkarni

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

- **Legal Scrutiny Report pertaining to the file of Miss. Kajal Anil Sonawane and Mr. Anil Rajaram Sonawane.**

- **PART I : PROPERTY DETAILS**

All that piece and parcel of leasehold land bearing Plot No. 7A/11, Sector No. 29, situated at Village Ravet, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and Pimpri Chinchwad New Town Development Authority and within the jurisdiction of Sub-Registrar Haveli No. 18, admeasuring 665.50 Sq. Mtrs., and bounded as under:

East : Plot No. 7A/7

West : 12.00 Mtrs. Wide Road

South : Reserved Area

North : 10.50 Mtrs. Wide Road

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 12, admeasuring 42.29 Sq. Mtrs. carpet area together with attached terrace admeasuring 6.69 Sq. Mtrs., situated on the Second Floor, in the

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building known as “G.M.C. Pavana Apartment Condominium”, constructed on Plot No. 7A/11, Sector No. 29, situated at Village Ravet, Taluka Haveli, District Pune, within the local limits of Pimpri Chinchwad Municipal Corporation and PCNTDA.

Hereinafter, referred to as the "Subject Property".

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

1. Agreement for Sale dated 27/08/2007 executed by M/s. G.M.C. Associates to and in favour of Mr. Yogesh Yeshwant Patil, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 4539/2007.
2. Deed of Assignment dated 29/12/2011 executed by Mr. Yogesh Yeshwant Patil to and in favour of Mr. Mohan Pralhad Kulkarni, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12509/2011.

• **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 Gut Nos. 197/3, 201/1 and 201/5 situated at Village Ravet was originally owned and possessed by Smt. Sundrabai Ananda Bhalerao and Smt. Laxmibai Kisan Gaikwad.
2. Thereafter, the Government of Maharashtra acquired the said lands for development and handed over the same to PCNTDA (Pimpri Chinchwad New Town Development Authority) for development under the provisions of the M.R.T.P. Act, 1966.
3. Thereafter, PCNTDA executed a Lease Deed dated 01/09/2006 in favour of Smt. Sundrabai Ananda Bhalerao and Smt. Laxmibai Kisan Gaikwad in respect of Plot No. 7A/11, Sector No. 29, Village Ravet, admeasuring 665.50 Sq. Mtrs. for a period of 99 years. The said Lease Deed

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was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18 under Serial No. 6190/2006.

4. Thereafter, Smt. Sundrabai Ananda Bhalerao and Smt. Laxmibai Kisan Gaikwad executed a Development Agreement dated 01/09/2006, whereby they granted and entrusted the development rights in respect of Plot No. 7A/11, Sector No. 29, Village Ravet to and in favour of M/s. G.M.C. Associates. The said Development Agreement was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 6191/2006.
5. Further, in continuation of and in addition to the aforesaid Development Agreement, Smt. Sundrabai Ananda Bhalerao and Smt. Laxmibai Kisan Gaikwad also executed an Irrevocable Power of Attorney dated 01/09/2006 in favour of M/s. G.M.C. Associates, thereby appointing and constituting them as their true and lawful attorney to do all acts, deeds and things necessary for development of the said property. The said Irrevocable Power of Attorney was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 6192/2006.
6. Thereafter, M/s. G.M.C. Associates obtained Non-Agricultural Permission dated 19/10/2007 from the office of the Sub-Divisional Officer, Pune Sub-Division, Pune, thereby permitting conversion of the said land to non-agricultural use.
7. Thereafter, M/s. G.M.C. Associates obtained sanctioned building plans from PCNTDA vide letter dated 04/10/2006 and thereafter secured Commencement Certificate bearing No. 7A-11/8336 dated 20/10/2006 for construction on the said property.
8. Thereafter, Smt. Sundrabai Ananda Bhalerao and Smt. Laxmibai Kisan Gaikwad along with M/s. G.M.C. Associates executed a Deed of Declaration dated 22/08/2007 under the provisions of the Maharashtra Apartment Ownership Act, 1970, thereby forming "G.M.C. Pavana

Apartment Condominium”. The said Deed of Declaration was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 4478/2007.

9. Thereafter, M/s. G.M.C. Associates executed an Agreement for Sale dated 27/08/2007, thereby agreed to sell Flat No. 12, admeasuring 42.29 Sq. Mtrs. carpet area together with terrace area admeasuring 6.69 Sq. Mtrs., situated on the Second Floor in “G.M.C. Pavana Apartment Condominium” to and in favour of Mr. Yogesh Yeshwant Patil. The said Agreement for Sale was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 4539/2007.
10. Thereafter, M/s. G.M.C. Associates completed construction of the building as per Completion Certificate dated 04/04/2009 issued by PCNTDA.
11. Thereafter, M/s. G.M.C. Associates formed “GMC Pavana Co-operative Housing Society Limited” under Registration No. PNA/PNA-(3)/HSG/(TC)/9198/08 dated 24/04/2008 under the provisions of the Maharashtra Co-operative Societies Act, 1960.
12. Thereafter, Mr. Yogesh Yeshwant Patil paid the entire consideration to M/s. G.M.C. Associates and accordingly, M/s. G.M.C. Associates handed over physical possession of Flat No. 12 to Mr. Yogesh Yeshwant Patil on 25/05/2008.
13. Thereafter, Mr. Yogesh Yeshwant Patil executed a Deed of Assignment dated 29/12/2011 and thereby assigned and transferred Flat No. 12, admeasuring 42.29 Sq. Mtrs. carpet area together with terrace area admeasuring 6.69 Sq. Mtrs., situated on the Second Floor in “G.M.C. Pavana Apartment Condominium” to and in favour of Mr. Mohan Pralhad Kulkarni. The said Deed of Assignment was duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12509/2011.

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14. Thereafter, Mr. Mohan Pralhad Kulkarni has executed an Agreement Relating to Deposit of Title Deeds dated 25/09/2019 and thereby created mortgage over the subject property in favour of Mr. Aniraj Ramsamuj Maurya to secure the due repayment of the loan advanced by him. The said Agreement Relating to Deposit of Title Deeds has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 24, Pune under Serial No. 14857/2019.
15. Thus, as aforesaid the subject property is owned and possessed by Mr. Mohan Pralhad Kulkarni. Further, the subject property is free from encumbrances. Therefore, Mr. Mohan Pralhad Kulkarni is entitled to sell, transfer and convey the subject property to and in favour of Mrs. Kajal Anil Sonwane and Mr. Anil Rajaram Sonawane or any other prospective purchaser/s.

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

1. Agreement for Sale dated 27/08/2007 executed by M/s. G.M.C. Associates to and in favour of Mr. Yogesh Yeshwant Patil, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 4539/2007.
2. Deed of Assignment dated 29/12/2011 executed by Mr. Yogesh Yeshwant Patil to and in favour of Mr. Mohan Pralhad Kulkarni, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12509/2011.

• **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.
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 - 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. I have paid the e-Search fee of ₹325/- through GRAS e-Challan bearing GRN No. MH002700453202627E and Department ID No. 570731876. The said payment has been duly utilized for conducting the online property search, and accordingly, the e-Search Receipt bearing No. 1115079815, dated 18.05.2026 at 04:22 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, no adverse entries have been found in respect of the subject property. It is further clarified that this search report is based on the entries available online as on the date and time of generation of the aforesaid e-Search Receipt.	
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

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- **PART VI : CERTIFICATE.-**

It is hereby certified that the subject property was originally owned by PCNTDA (Pimpri Chinchwad New Town Development Authority), which has subsequently been merged with [Pimpri Chinchwad Municipal Corporation](#). Further, Mr. Mohan Pralhad Kulkarni hold perpetual leasehold rights in respect of the subject property. Their title in respect of the said leasehold rights is valid, legal, marketable and enforceable in the eyes of law. Further, the subject property is free from encumbrances. Therefore, Mr. Mohan Pralhad Kulkarni is entitled to sell, transfer and convey the subject property to and in favour of Miss. Kajal Anil Sonawane and Mr. Anil Rajaram Sonawane 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. Original Agreement for Sale dated 27/08/2007 executed by M/s. G.M.C. Associates to and in favour of Mr. Yogesh Yeshwant Patil, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 4539/2007.
2. Original Deed of Assignment dated 29/12/2011 executed by Mr. Yogesh Yeshwant Patil to and in favour of Mr. Mohan Pralhad Kulkarni, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 18, Pune under Serial No. 12509/2011.
3. Copy of Leave and License Agreement dated 25/09/2019 executed by Mr. Mohan Pralhad Kulkarni to and in favour of Mr. Aniraj Ramsamuj Maurya, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 24, Pune under Serial No. 14857/2019.
4. Original NOC/Consent to Mortgage from Mr. Aniraj Ramsamuj Maurya, if in possession as licensee; OR a Declaration from the owners, namely Mr. Mohan Pralhad Kulkarni, confirming that he/she is not in possession of the subject property.

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5. Original Deed of Assignment to be executed and registered by Mr. Mohan Pralhad Kulkarni to and in favour of Mrs. Kajal Anil Sonwane and Mr. Anil Rajaram Sonawane, pertaining to the subject property.
 6. NOC to Mortgage from PCMC (Pimpri Chinchwad Municipal Corporation, Pimpri) 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) Mortgage or the Notice of Intimation regarding mortgage by way of deposit of title deeds.

Thanking you,

Place : Pune.

Date : 21.05.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.05.30
13:15:54 +05'30'

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

Doc No	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
6190	Lease Deed	01-09-2006	Sub-Registrar, Haveli No. 18	D. J. Jadhav through P.O.A. Holder	Smt. Laxmibai Kisan Gaikwad	Plot No. 7A/11, Sector No. 29, Village Ravet
6191	Agreement cum Power of Attorney	01-09-2006	Sub-Registrar, Haveli No. 18	Smt. Laxmibai Kisan Gaikwad	M/s. G.M.C. Associates	Plot No. 7A/11, Sector No. 29, Village Ravet
4539	Agreement for Sale	27-08-2007	Sub-Registrar, Haveli No. 18	M/s. G.M.C. Associates	Yogesh Yeshwant Patil	Flat No. 12 in GMC Pavana Apartment Condominium, Village Ravet
12509	Deed of Assignment	29-12-2011	Sub-Registrar, Haveli No. 18	Yogesh Yeshwant Patil	Mohan Pralhad Kulkarni	Flat No. 12 in GMC Pavana Apartment Condominium, Village Ravet
14857	Leave and License Agreement	25-09-2019	Sub-Registrar, Haveli No. 24	Mohan Pralhad Kulkarni	Aniraj Ramsamuj Maurya	Subject Property

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MH002700453202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
18 May 2026	Receipt	Receipt no.: 1115079815
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Ravet S.No/CTS No/G.No. : 29
	Period of search :	From :2002 To :2026
	Received Fee :	625
The above mentioned Search fee has been credited to government vide GRN no :MH002700453202627E		
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	MH002700453202627E	BARCODE			Date	16/05/2026-17:17:39				Form ID																			
Department					Inspector General Of Registration																								
Type of Payment					Search Fee					TAX ID / TAN (If Any)																			
					Other Items					PAN No.(If Applicable)																			
Office Name					PND1_JT DISTT REGISTRAR PUNE URBAN					Full Name					Advocate Narayan Laxman Khamkar														
Location					PUNE					Flat/Block No.																			
Year					2026-2027 One Time																								
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.					02003942026051600694					1491879750				
Cheque/DD No.										Bank Date					RBI Date					16/05/2026-17:18:45					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

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