

Digitally signed by Atul Chandrakant
Ghumatkar
DN: cn=Atul Chandrakant
Ghumatkar, c=IN, o=Personal,
email=adv.atulghumatkar@gmail.com
Date: 2026.10.01 10:25:59 +05'30'



	ASPERINVESTIGATIONS
EAST	
SOUTH	
WEST	
NORTH	

PART-II LISTOFDOCUMENTTSSCRUTINSEDBYME

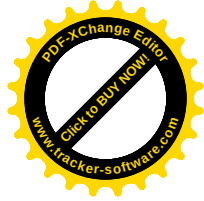
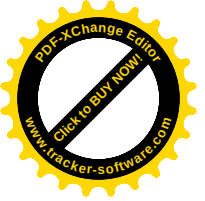
<u>SN</u> <u>Q</u>	<u>DATE</u>	<u>NAMEOFTHEDOCUMENTS(DETAILS)</u>	<u>WHETHER</u> <u>ORIGINAL</u> <u>/PHOTOCOP</u> <u>Y</u>
1	29/07/2026	Reg. Articles of Agreement between vendor M/s. Dhariwal Squares through its Prop. Mr. Parag Pramod Dhadiwal and purchaser Mrs. Surekha Shrikant Masal at Sr. No. 6154/2026 on dated 29/07/2026 in the office of Sub-Registrar Phaltan No. 2 along with RR and Index II	Copy
2	29/07/2026	Reg. Supplementary Agreement between vendor M/s. Dhariwal Squares through its Prop. Mr. Parag Pramod Dhadiwal and purchaser Mrs. Surekha Shrikant Masal at Sr. No. 6155/2026 on dated 29/07/2026 in the office of Sub-Registrar Phaltan No. 2 along with RR and Index II	Copy
3	29/04/2021	Reg. Sale Deed between vendor Amarsingh Jagadishrao Jadhavrao, Rajeshwar Sangramsinghraje Nimbalkar and purchaser Mr. Parag Pramod Dhadiwal at Sr. No. 2044/2021on dated 29/04/2021 in the office of Sub-Registrar Phaltan.	Copy
4	06/07/2023	Commencement Certificate	Copy
5		Sanction Plan	Copy
6		7/12Extract	Copy
7	31/05/2022	Zone Certificate	Copy
8		Mutation Entry	Copy

PART-III FLOW/CHAINOFTHETITLE

The said land property was originally owned and possessed by Shree Akkalkot Swami Samarth Mandir wahivatdar Mr. Sadanand Daulatrao Kharat and his name was recorded into record of rights.

Thereafter Shree Akkalkot Swami Samarth Mandir wahivatdar Mr. Sadanand Daulatrao Kharat with the consent of Mr. Jagdish Sadanand Kharat, Manisha Balasaheb Mane, Sangita Ashokarao Bhandari sold and conveyed area about 01 H. 01 R. out of Survey No. 105/1B to Mr. Amarsingh Jagadishrao Jadhavrao, Rajeshwar Sangramsingh Rajenimbalkar and executed Reg. Sale Deed at Sr. No. 4649/2009 on dated 26/10/2009 in the office of Sub-Registrar Phaltan.

Thereafter on the basis of order of Tahesildar Phaltan, bearing no. RTS/Kavi/1485/Phaltan, dated 10/07/2012, Gaon Kamgar Talathi Mutated 7/12 extract of S. No. 105 vide Akarpad Patrak bearing No. 155/2021 accordingly. Gaon Kamgar Talathi entered names of Mr. Amarsingh Jagadishrao Jadhavrao, Rajeshwar Sangramsingh Rajenimbalkar in Survey No. 105/K admeasuring area 01 H. 01 R. vide mutation entry no. 6637.



Thereafter Mr. Amarsingh Jagadishrao Jadhavrao, Rajeshwar Sangramsingh Rajenimbalkar sold and conveyed area about 01 H. 01 R. out of Survey No. 105/1K to Mr. Parag Pramod Dhadiwal and executed Reg. Sale Deed at Sr. No. 2044/2021 on dated 29/04/2021 in the office of Sub-Registrar Phaltan.

Thereafter Mr. Paraga Pramod Dhadiwal has decided to develop the said project land under his proprietary firm M/s.Dhariwal Squares.

Thereafter said larger land out of Survey No 105/1K the area is defined at 3654.19 sq. mtrs and out of the said Land, the Promoters are required to hand over to the concerned authorities an area admeasuring 327.59 sq. mtrs. or there abouts falls under road acquisition. Accordingly, the balance plot of land admeasuring approximately 3326.60 sq. mtrs. is available with the Promoter for purpose of development.

Thereafter Central Sanctioning and Monitoring Committee (CSMC) sanction the proposal during its 60th meeting held on 30/03/2022.

Thereafter being desirous of developing the portion of land admeasuring 3326.60 sq. mtrs. out of total Land, the Promoter submitted a Building Proposal comprising of a Lay-out and Building Plans to Building Permission Cell, PMAY Cell/A (A Designated Planning Authority for PMAY constituted as per the government regulation No. TPB-4315/167/CR-51/2015/UD-11 dated 23/05/2018) appointed by Maharashtra Housing And Development Authority (MHADA), which has sanctioned the Lay-out Plan vide permission bearing Outward No. A.M.& B.P.DIV/PMAY/702/2022, dated 23/12/2022 and obtained sanction of Layout vide its Letter No. AMBP DIV/PMAY/702/2022, dated 23/12/2022 and obtained sanction of building plans for construction of two buildings, 1 and 2 containing 232 EWS tenements, 14 shops and two halls i.e. Functional Hall and Dining Hall under Vertical PMAY AHP-PPP Modelvide its Letter No. EE/BP/PMAY/A/MHADA/219/2023, dated 14/03/2023 from MHADA.

Thereafter pursuant to government Resolution No. NAP-2017/CASENo.115/T-1 dated 17/08/2017 granted permission under the provisions of section 42 K of the Maharashtra Land Revenue Code, 1966 the Project Land will be treated as non agricultural land as soon as Competent Authority grants the permission for construction, the said Land for commercial and residential purpose.

Thereafter the said project in which the said buildings are constructed is registered under the Public Private Partnership Scheme brought up by the Central Government, under the Housing Scheme of Pradhan Mantri Awas Yojana. However, it is agreed that the guidelines provided by the Central and State Government, and its amendments from time to time, shall be binding upon the Promoter and the Purchaser.

Thereafter the Promoter has developed said land property with name and style of **“ALPHA WORLD”** registered the said project under the provisions of the Real Estate (Regulation and Development) Act 2016 with the Real Estate Regulatory Authority on dated 06/10/2023 under registration No. P52700052966.

Thereafter Mr. Parag Pramod Dhadiwal had mortgaged the said land and availed aloan facility from Indrayani Co-operative Bank Ltd. Pimpri Branch vide a MortgageDeed duly executed and registered on 30/01/2024 in the office of sub-registrar Khedno. 3 at serial no. 10190/2024.

Hence by knowing this Mrs. Surekha Shrikant Masal decided to purchase said flat property from M/s. Dhariwal Squares through its Prop. Mr. Parag Pramod Dhadiwal and executed Reg. Agreement to Sale at Sr. No. 6154/2026 on dated 29/07/2026 in the office of Sub-Registrar Phalatan No. 2.

Atul Chandrakant
Ghumatkar
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email=adv.atulghumatkar@gmail.com
Date: 2026.10.01 10:26:20 +05'30'

Thereafeter M/s. Dhariwal Squares through its Prop. Mr. Parag Pramod Dhadiwal executed Reg. Supplementary Agreement in favour of Mrs. Surekha Shrikant Masal at Sr. No. 6155/2026 on dated 29/07/2026 in the office of Sub-Registrar Phalatan



No. 2.

ANDWHEREAS, it is seen that Mrs. Surekha Shrikant Masal wishes to Mortgage said Property and has therefore approached HHFL for loan purpose.

1.

THE PROPERTY WAS ORIGINALLY FOUND IN WHOSE NAME?
M/s. Dhariwal Squares through its Prop. Mr. Parag Pramod Dhadiwal
2.

HOW DID THE SAID PROPERTY DEVOLVE ON TO THE VALID OWNERSHIP OF THE PRESENT OWNER?
Draft of Articles of Agreement and Supplementary Agreement
3.

WHETHER THE PRESENT OWNER HAS MUTATED HIS/HER NAME IN THE LAND REVENUE RECORDS?
NA
- 4

WHETHER THE PRESENT OWNER IS PAYING LAND REVENUE TAX TO THE STATE GOVERNMENT?
DOCUMENTSNOTPROVIDED
1.

NON-AGRICULTURALPROOF
DOCUMENTSNOTPROVIDED
6.

WHETHER SARFAESI IS APPLICABLE
Yes

PART-IV EVIDENCEOFTITLEOFPROPERTY

TYPE OF DEED ASCERTAINING TITLE	Draft of Agreement to Sale and Supplementary Agreement
DEEDNUMBER	
DEEDDATE	

PART-V NATUREANDSTATUSOFTHEPROPERTY

STATUS	Freehold
NATURE	Residential

PART-VI OTHER PROVISIONS:

SR NO.	PARTICULARS	YES/NO	REMARKS,IF NECESSARY
1	WHETHERPROPERTYTOBEGIVENAS SECURITYISSUBJECT TOANY MINOR'S CLAIM/SHARE	DOCUMENTS NOTPROVIDED	
2	WHETHER PROPERTY SAFFECTEDBYTHEREVENUEOR TENANCYBLIGATION	DOCUMENTS NOTPROVIDED	
3	INCASEOFFLATPURCHASE,WHETHER BUILDER IS A PRIVATE / LIMITED COMPANY?	DOCUMENTS NOTPROVIDED	
4	WHETHERUPTODATETAX/LAND REVENUE HAS BEEN PAID	DOCUMENTS NOTPROVIDED	
5	WHETHER ALL THE TITLE DOCUMENTSFORLAST13YEARS HAS BEEN VERIFIED	ORIGINAL DOCUMENTS NOTPROVIDED	
6	WHETHER REQUIRED DOCUMENTSAREAVAILABLEFOR CREATING MORTGAGE.	ORIGINAL DOCUMENTS NOTPROVIDED	
		THEREFORE CAN'T COMMENT	



7	WHETHER ALL THE PREVIOUS OWNERS HAD THE RIGHT/COMPETENCY TO TRANSFER OF THE PROPERTY.	YES	
8	WHETHER PROPOSED MORTGAGE BY DEPOSIT OF TITLE DOCUMENT (EQUITABLE MORTGAGE) IS POSSIBLE	Yes	
9	IF THE PROPERTY IS A FLAT/APARTMENT, HOW MANY YEARS INDEPENDENT TITLE IS ENSURED	NA	
10	WHETHER PROPERTY HAS BEEN TRANSFERRED/ TO BE TRANSFERRED BY POA HOLDER OF THE ORIGINAL LAND OWNER IN FAVOUR OF THE LOAN APPLICANT	NO	
11	WHETHER POA HOLDER OF THE ORIGINAL LAND OWNER HAS/HAD AUTHORITY UNDER POA	NA	
12	WHETHER POA RECORDED IN SN 11 IS REGISTERED	NA	
13	WHETHER THE PROPERTY IS LEASE LAND, IF YES WHAT IS THE TENURE OF THE LEASE AND WHAT IS THE RESIDUAL PERIOD LEFT?	NA	
14	WHETHER THE PROPERTY/LAND IS JOINT FAMILY PROPERTY	NO	
15	IS THE LAND/PROPERTY/FLAT IS SUBJECT TO ANY RESERVATIONS/ACQUISITIONS/REQUISITIONS.	DOCUMENTS NOT PROVIDED	
16	WHETHER PROPERTY BELONGS TO SC/ST (JHARKHAND)	DOCUMENTS NOT PROVIDED	
17	WHETHER LAND IS AGRICULTURAL	NO	
18	WHETHER REAL ESTATE REGULATORY AUTHORITY 2016 (RERA) IS APPLICABLE OR NOT?	NO	
19	IN CASE OF BALANCE TRANSFER / TAKEOVER CASES, WHETHER ORIGINAL LOD RECEIVED FROM BANK OR NOT?	NA	
20	WHETHER SEARCH REPORT/NON-ENCUMBRANCE ARE APPLIED FOR?	There is charge of Indrayani Co. Op. Bank Ltd.	
21	WHETHER PROVISIONS OF FURBAN	NA	



	LAND CEILING ACT ARE APPLICABLE?		
22	WHETHER THE LAND IS CATEGORIZED UNDER THE CNT ACT?	NA	
23	WHETHER THE LAND IS CATEGORIZED UNDER THE SANTHAL PARGANA ACT? (STATE SPECIFIC)	NA	
24	WHETHER APPROVED MAP / SANCTION MAP HAS BEEN PROVIDED?	Yes	

PART- VII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED FOR CREATING A VALID MORTGAGE

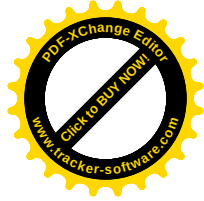
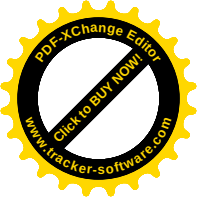
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4.		Own Contribution Receipt	Original
5.		Demand Letter	Original
6.		No Objection Certificate from Builder	Original
7.		(NOI) Equitable Mortgage Deed in favour of HHFL	Original
8.		Sanction Plan.	Copy
9.		NA order / Zone Certificate	Copy
10.		Commencement Certificate	Copy
11.		NOC from Indrayani Co. Op. Bank Ltd.,	Original

PART- VIII DOCUMENTS TO BE COLLECTED BY HINDUJA HOUSING FINANCE LIMITED POST DISBURSEMENT

<u>SN O.</u>	<u>DATE</u>	<u>NAME OF THE DOCUMENTS (DETAILS)</u>	<u>WHETHER ORIGINAL / PHOTOCOPY</u>
1		Possession Letter	Original

PART- IX FINAL OPINION

The present applicant vendor Mrs. Surekha Shrikant Masal will have a valid title and possession upon the aforesaid property.



Said property is fit for equitable mortgage.

PART-XCERTIFICATE
N. A.

Remarks if any : NA

Search Challan No. MH010546959202627E

Search Receipt No. 1115476401

PART-XI DIAGRAMMATIC REPRESENTATION OF THE CHAIN OF TITLE

Yours Faithfully,

Adv. Atul Chandrakant Ghumatkar

Encl.: Photocopy of the documents provided.

Atul Chandrakant
Ghumatkar

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Date: 2026.10.01 10:26:46 +05'30'



MH010546959202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
21 Sep 2026	Receipt	Receipt no.: 1115475401
Name of the Applicant		Abul Chandrakant Ghumakar
Details of property of which document has to be searched:		Dist :Sattara Village :Phulatan S.No/CTS No/G.No.: 105
Period of search		From :2014 To :2026
Received Fee		325
The above mentioned Search fee has been credited to government vide GRN no : MH010546959202627E		
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 Chalan.		
Payment of search fee through GRAS chalan can be verified on gras.mahakosh.gov.in/chalan/View/frmSearchChalan/WithOutReg.php .		
Close		Print & Close

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