

Office :

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Shri. Santosh S. Khandekar,

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Baramati Dist Pune.413102
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Date:07/09/2026

SEARCH AND TITLE REPORT

To,

BRANCH MANAGER
ICICI HOME FINANCE COMPANY LTD,
Baramati Branch.

Sub: - All that piece and parcel of **Flat No.203** area adms. 53.05 Sq Mtrs Carpet area (Enclosed balcony 2.97 Sq Mtrs and Open Balcony 6.20 Sq Mtrs) situated upon 2nd floor in a building name & styled as “**Vitthal Pride**” constructed upon Survey No.62/1 to 6/78B/Plot No.9 area adms.5.68.88 R Sq Mtrs. within the limits of Village Kolaki, Tal. Phaltan , Dist. - Satara belonging Mr. Shankar Vitthal Bhujbal and Mrs. Manisha Dilip Nale and development rights belonging Plot no.3 and 4 out of Survey No. 42/1A/2 of Village Kolaki, Tal. Phaltan, Dist.-Satara belonging to M/s Agastya Properties through its Partner 1)Mrs. Pratiksha Pruthviraj Kadam 2) Mrs. Savita Veersen Kadam as developer and PA holder of plot owner Mr. Shankar Vitthal Bhujbal and Mrs. Manisha Dilip Nale .

Respected Sir,

THIS IS TO CERTIFY THAT I have caused to be taken online search on IGR site of the Index II pertaining to said land property and under construction area thereupon with the office **of Sub-Registrar Phaltan** for the last 13 years on the date of vide paid

Search Receipt bearing No. MH009779543202627U Receipt no.: 1115435296 dated 07/09/2026 however conducting manual search in all registration offices is not within our scope and ambit:

Year	Transaction's (Sub Registrar Office Baramati)	Entry
2014	Available index are checked	Nil
2015	Available index are checked	Nil
2016	Available index are checked	Nil
2017	Available index are checked	Nil
2018	Available index are checked	Nil
2019	Available index are checked	Nil
2020	Available index are checked	Nil
2021	Available index are checked	Nil
2022	Available index are checked	Nil
2023	Available index are checked	Nil
2024	Available index are checked	Nil
2025	Development Agreement at Sr.No.PLT2-2333/2025 dt. 09/04/2025 executed in between M/s Agstya Properties through its Partner 1)Mrs. Pratiksha Prithviraj Kadam 2) Mrs. Savita Veersen Kadam and Mr. Shankar Vitthal Bhujbal and Mrs. Manisha Dilip Nale. Power of Attorney at Sr.No.PLT2-2338/2025 dt. 09/04/2025 executed by Mr. Shankar Vitthal Bhujbal and Mrs. Manisha Dilip Nale in favor of M/s Agastya Properties through its Partner 1)Mrs. Pratiksha Pruthviraj Kadam 2) Mrs. Savita Veersen Kadam. Power of Attorney at Sr.No.PLT2-2339/2025dt. 09/04/2025 executed by M/s Agastya Properties through its Partner 1)Mrs. Pratiksha Pruthviraj Kadam 2) Mrs. Savita Veersen Kadam in favor of Pruthviraj Veersen Kadam.	

2026	Agreement to Sale at Sr.No. PLT-2350/2026 dt. 27/08/2026 executed in between 1) Mr.Dadaso Laxman Sonwalkar 2) Mrs. Bhakati Dadaso Sonwalkar and M/s Agastya Properties through its Partner 1)Mrs. Pratiksha Pruthviraj Kadam 2) Mrs. Savita Veersen Kadam as developer and PA holder of plot owner Mr. Shankar Vitthal Bhujbal and Mrs. Manisha Dilip Nale.	
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Attached the Government Fees Paid Vide Online Challan No. **MH009779543202627U Receipt no.: 1115435296** dated 07/09/2026.

Date :07/09/2026

