



NARAYAN KHAMKAR

& LAW ASSOCIATES

• ADVOCATE • NOTARY • ARBITRATOR •
Govt. of India

Ref. No. : IHFC/TSR/1454/2026.

Date : 18.09.2026.

Application No. : 77000348176
Transaction Type : Builder Purchase
Applicant : Mr. Vinayak Krishna Patil
Co-Applicant : Mrs. Priti Vinayak Patil

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

- Legal Scrutiny Report pertaining to the file of (1) Mr. Vinayak Krishna Patil and (2)

Mrs. Priti Vinayak Patil.

- PART I : PROPERTY DETAILS

- Description of Entire Land Property.-

All that piece and parcel of the land situated at Revenue Village Jambhul/Jambul, Taluka Maval, District Pune, within the limits of Zilla Parishad, Pune and Gram Panchayat Jambhul/Jambul, within Registration District Pune and Sub-Registration District Maval, comprising Gat No. 308+309 admeasuring 9 Hectares 52 Ares, out of which 8 Hectares 47 Ares, Gat No. 338 admeasuring 0 Hectare 38 Ares, and Gat No. 339 admeasuring 1 Hectare 17 Ares, the relevant project land aggregating approximately 10 Hectares 02 Ares, and bounded as under.

- Gat No. 308+309, area 9 H. 52 R., out of which 8 H. 47 R.:

On or towards the East : Gat Nos. 259, 249, 248, 247, 246, 245 and 244.

On or towards the West : Gat No. 339 and Railway Line.

On or towards the South : Railway Line.

On or towards the North : Remaining area admeasuring 1 Hectare 05 Ares out of Gat No. 308+309

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📍 **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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- **Gat No. 338, area o H. 38 R.:**

On or towards the East : Gat No. 339.
On or towards the West : Gat No. 339.
On or towards the South : Gat No. 337.
On or towards the North : Gat No. 339.

- **Gat No. 339, area 1 H. 17 R.:**

On or towards the East : Gat No. 308.
On or towards the West : Gat No. 340.
On or towards the South : Gat No. 336.
On or towards the North : Gat No. 338 and Railway.

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

- **DESCRIPTION OF SUBJECT FLAT PROPERTY**

All that piece and parcel of Non-Agricultural Residential Plot bearing Gat No. 308/309/2/Plot No. 4F, having an area admeasuring 129.42 Sq. Mtrs. (approximately 1,393 Sq. Ft.) as per the sanctioned layout, and having an actual demarcated area of 112.50 Sq. Mtrs. after excluding the area reserved for road and amenity space, carved out of the sanctioned layout of 21 Non-Agricultural Residential Plots in the project known as "VISION VIEW 21", prepared upon the entire land property described hereinabove i.e. S. No. , situated at Village Jambhul/Jambul, Taluka Maval, District Pune, within the limits of Zilla Parishad Pune and Gram Panchayat Jambhul/Jambul and which is bounded as under.-

On or towards the East : Plot No. 4E.
On or towards the West : Plot No. 4G.
On or towards the North : 12 Mtrs. Wide Road.
On or towards the South : Plot Nos. 4I and 4H.

Hereinafter, referred to as the "Subject Property".

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

1. Draft of the Sale Deed to be executed and registered by M/s. Shubban Properties Vision City, a registered partnership firm through its authorised partners to and in favour of Mr. Vinayak Krishna Patil and Mrs. Priti Vinayak Patil, pertaining to the subject property.

• **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:

Gat No. 308+309

1. That the land bearing Gat No. 308+309, Village Jambhul, Taluka Maval, District Pune, totally admeasuring 9 Hectares 52 Ares, was originally owned by Shri Bajirao Ganpat Navghane. Out of the said land, an area admeasuring 1 Hectare 05 Ares was sold to Mr. Jagdishbhai Jamanadas Nathwani and Mr. Gulabrao Govindrao Mhalaskar, leaving a balance area admeasuring 8 Hectares 47 Ares with Shri Bajirao Ganpat Navghane. Out of the said balance land, 4 Hectares 53 Ares had been declared purchased by him under Section 32-G of the Bombay Tenancy and Agricultural Lands Act, 1948, while 3 Hectares 94 Ares was held as freehold land.
2. Thereafter, Shri Bajirao Ganpat Navghane died on 22.11.1980, leaving behind his heirs, namely (1) Smt. Gayabai Bajirao Navghane, (2) Shri Jaywant Bajirao Navghane, (3) Shri Vasant Bajirao Navghane, (4) Shri Kashinath Bajirao Navghane, (5) Shri Lalchand Bajirao Navghane, (6) Shri Popat Bajirao Navghane, (7) Shri Zumber Bajirao Navghane and (8) Mrs. Tanhabai Gangaram Kedari. The succeeding heirs and family members were thereafter entered in the revenue record.
3. Thereafter, the aforesaid owners and their family members, numbering 70 persons as recited in the title document, sold and conveyed the portion admeasuring 3 Hectares 94 Ares under a Sale Deed dated 29.01.2007, registered in the office of the Sub-Registrar, Maval under Serial No. 1044, on 10.03.2007. The aforesaid persons further executed an Irrevocable Power of

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Attorney dated 12.03.2007 in favour of M/s. Shubban Properties, registered in the office of the Sub-Registrar, Maval under Serial No. 1046/2007, dated 12.03.2007.

4. Further, in respect of the remaining 4 Hectares 53 Ares, the owners had executed an Agreement to Sell (Sathekhat) dated 28.12.2006 in favour of Mr. Ganesh Bhiku Dhole and Mr. S. P. Pophale, registered in the office of the Sub-Registrar, Maval under Serial No. 9758/2006. The Sub-Divisional Officer, Maval thereafter granted permission under Section 43 vide Order No. 43/SR/68/2006 dated 12.04.2007. Subsequently, the owners, with the consent of Mr. Ganesh Bhiku Dhole and Mr. S. P. Pophale, sold and conveyed the said portion to M/s. Shubban Properties, through its partners Mr. Rajeshkumar Naupatlal Sakla, Shri Sham Sadhuram Agrawal and Bhausahab Sopanrao Bhoir, by a Sale Deed registered under Serial No. 5039/2007 on 19.05.2007.
5. Thereafter, for perfection of title, (1) Shri Vitthal Laxman Navghane, (2) Sou. Shobha Vitthal Navghane, (3) Smt. Subhadra Ram Nanekar, (4) Shri Shivaji Vitthal Navghane, (5) Shri Chandrashekhar Vitthal Navghane, (6) Shri Amit Vitthal Navghane and (7) Sou. Jayashree Nitin Nanekar executed a Sale Deed dated 19.09.2007 in favour of M/s. Shubban Properties, registered under Serial No. 8990/2007 on 15.11.2007. They further executed an Irrevocable Power of Attorney dated 19.09.2007 in favour of M/s. Shubban Properties, registered under Serial No. 8991/2007 on 15.11.2007. Accordingly, M/s. Shubban Properties became the owner/developer of the land admeasuring 8 Hectares 47 Ares out of Gat No. 308+309.

Gat No. 338

6. That the land bearing Gat No. 338 admeasuring 38 Ares was originally owned by Shri Kachardas Arjun Gaikwad. He died on 08.09.1999, leaving behind (1) Smt. Sarubai Kachardas Gaikwad, (2) Shri Popat Kachardas Gaikwad and (3) Mrs. Kalpana Chandrakant Sarode, whose names were entered in the revenue record.
7. Thereafter, the aforesaid owners executed a Sale Deed dated 23.01.2002 in favour of Shri Sitaram Sakharam Gade, registered under Serial No. 384/2002. Shri Sitaram Sakharam Gade

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thereafter executed a Sale Deed dated 17.01.2004 in favour of Shri Baban Anaji Potawade, registered under Serial No. 239/2004. Shri Baban Anaji Potawade thereafter executed a Sale Deed dated 19.05.2006 in favour of Mr. Rajeshkumar Naupatlal Sakla, registered under Serial No. 3365/2006.

8. Thereafter, Mr. Rajeshkumar Naupatlal Sakla executed a Sale Deed dated 03.11.2006 in favour of (1) Mr. Ganesh Bhiku Dhore and (2) Mr. S. P. Pophale, stated in the draft to have been registered under Serial No. 7847/2004. Thereafter, Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale executed a Sale Deed dated 08.03.2007 in favour of M/s. Shubban Properties, registered under Serial No. 2595/2007 on 10.03.2007, whereby M/s. Shubban Properties became owner and holder of Gat No. 338.

Gat No. 339

9. That Gat No. 339, admeasuring 1 Hectare 17 Ares, was originally owned by Shri Laxman Jambhulkar. After his death, the name of Shri Shripati Laxman Jambhulkar was entered under Mutation Entry No. 1432, and thereafter the names of the legal heirs were entered pursuant to the order dated 17.03.2001 and Mutation Entry No. 989.
10. After the death of Shri Shripati Laxman Jambhulkar, his heirs, namely Shri Namdeo Shripati Jambhulkar, Shri Sopan Shripati Jambhulkar, Late Housabai Vithoba Padval, Makhabai Baburao Mavale, Sakhubai Vithoba Gaikwad, Parubai Shamsundar Mavale, Janabai Namdeo Kute, Smt. Chandrabhaga Shripati Jambhulkar and Shantabai Shripati Jambhulkar, were entered in the revenue record. The said heirs assigned development rights to Mr. Sunil Ganesh Dhore by a Development Agreement dated 11.10.2006. However, its registration particulars are not stated in the supplied draft.
11. Thereafter, Ushabai Jambhulkar, Ujwala Balkrishna Hinge, Makhabai Baburao Mavale, Sakhubai Vithoba Gaikwad, Parubai Shamsundar Mavale and Janabai Namdeo Kute sold 78 Ares to Mr. Rajeshkumar Naupatlal Sakla by Sale Deed dated 19.05.2006, registered in the office of the Sub-Registrar, Maval under Serial No. stated in the draft as 3366/2006, on

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21.07.2006. The draft further states that Mr. Rajeshkumar Naupatlal Sakla subsequently sold the said area to Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale; however, the registration particulars of that intermediate transaction are not stated.

12. Thereafter, by a Sale Deed dated 08.03.2007, Mr. Namdeo Shripati Jambhulkar, Indubai Namdeo Jambhulkar and their family members through their Power of Attorney Holder Shri Sunil Ganesh Dhore, along with Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale, sold and conveyed the property to M/s. Shubban Properties, with the consent of Mr. Sunil Ganesh Dhore. The said Sale Deed was registered in the office of the Sub-Registrar, Maval under Serial No. 2588/2007 on 10.03.2007. Accordingly, M/s. Shubban Properties became the absolute owner and holder of Gat Nos. 308+309, 338 and 339.

Layout, N.A. Permission and Development

13. Thereafter, M/s. Shubban Properties submitted plans/layout in respect of Gat Nos. 308+309, 338 and 339. The Assistant Director of Town Planning granted layout approval bearing No. Layout/NABP/Village Jambhul/Tal. Maval/Gat Nos. 308, 309, 338 & 339/SSP/1054 dated 29.03.2007, and thereafter the Collector, Pune granted Non-Agricultural permission vide N.A. Order No. PMA/NA/SR/94/07 dated 30.03.2007.
14. Thereafter, a Single Joint Venture/AOP under the name “Shubban Properties Vision City” was formed between M/s. Shubban Properties and M/s. Greenworld Realty on 01.05.2007. The recital specifically records that M/s. Shubban Properties contributed the land and that M/s. Greenworld Realty did not acquire ownership/right/title/interest in the land. The parties subsequently executed a Supplementary Deed dated 18.12.2008, registered in the office of SRO Lonavala under Serial No. 5510/2008.
15. Thereafter, M/s. Shubban Properties obtained approval to the revised layout vide letter bearing No. Layout/NABP/Village Jambhul/Tal. Maval/Gat Nos. 308, 309, 338 & 339/SSP/3272 dated 28.08.2009, and thereafter obtained the revised Non-Agricultural permission from the Collector, Pune vide N.A. Order No. PMA/NA/SR/228/09 dated 08.03.2010.

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16. Thus, as aforesaid the builder/developer, i.e. M/s. Rajvansh Group, is duly entitled and authorised to develop the entire land property by constructing the multi-storied building thereon in accordance with the sanctioned plans and permissions. Further, the entire land property as well as the Subject Property is free from encumbrances. Accordingly, M/s. Rajvansh Group is legally entitled and competent to sell, transfer and convey the Subject Property to and in favour of Mr. Rohit Kailas Patil or any other prospective purchaser/s.

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

1. Sale Deed, dated 29.01.2007, executed by the concerned owners and family members of Late Shri Bajirao Ganpat Navghane, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 1044/2007, on 10.03.2007. The exact description of the purchaser under the said Sale Deed is required to be verified from its original/Index II.
2. Irrevocable Power of Attorney, dated 12.03.2007, executed by the concerned owners and family members of Late Shri Bajirao Ganpat Navghane to and in favour of M/s. Shubban Properties, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 1046/2007.
3. Sale Deed, registered on 19.05.2007, executed by the concerned owners, with the consent of Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale, to and in favour of M/s. Shubban Properties, through its Partners Mr. Rajeshkumar Naupatlal Sakla, Shri Sham Sadhuram Agrawal and Bhausahab Sopanrao Bhoir, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 5039/2007.
4. Sale Deed, dated 19.09.2007, executed by (1) Shri Vitthal Laxman Navghane, (2) Sou. Shobha Vitthal Navghane, (3) Smt. Subhadra Ram Nanekar, (4) Shri Shivaji Vitthal Navghane, (5) Shri Chandrashekhar Vitthal Navghane, (6) Shri Amit Vitthal Navghane and (7) Sou. Jayashree

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Nitin Nanekar to and in favour of M/s. Shubban Properties, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 8990/2007, on 15.11.2007.

5. Irrevocable Power of Attorney, dated 19.09.2007, executed by the aforesaid seven persons to and in favour of M/s. Shubban Properties, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 8991/2007, on 15.11.2007.
6. Sale Deed, dated 08.03.2007, executed by (1) Mr. Ganesh Bhiku Dhore and (2) Mr. S. P. Pophale to and in favour of M/s. Shubban Properties, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 2595/2007, on 10.03.2007.
7. Sale Deed, dated 08.03.2007, executed by Mr. Namdeo Shripati Jambhulkar, Indubai Namdeo Jambhulkar and their family members through their Power of Attorney Holder Shri Sunil Ganesh Dhore, together with Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale, with the consent of Shri Sunil Ganesh Dhore, to and in favour of M/s. Shubban Properties, which is registered in the office of the Sub-Registrar of Assurances, Maval under Serial No. 2588/2007, on 10.03.2007.
8. Single Joint Venture/AOP Agreement, dated 01.05.2007, executed between M/s. Shubban Properties and M/s. Greenworld Realty, thereby forming a Joint Venture/AOP under the name and style of "Shubban Properties Vision City". As per the recital, M/s. Shubban Properties contributed the land to the Joint Venture, whereas M/s. Greenworld Realty did not acquire any ownership, right, title or interest in the land.
9. Supplementary Deed to the aforesaid Single Joint Venture/AOP, dated 18.12.2008, executed between M/s. Shubban Properties and M/s. Greenworld Realty, which is registered in the office of the Sub-Registrar of Assurances, Lonavala under Serial No. 5510/2008, on 18.12.2008.

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• **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.
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.

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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	No.

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	premium payable to the Authority upon such transfer.	
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. MH010023554202627U and Department ID No. 530338658. The said payment was duly credited to the Government and utilized for conducting the online property search. Accordingly, the e-Search Receipt bearing No. 1115449081, dated 11.09.2026 at 11:09 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	

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	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 M/s. Shubban Properties Vision City through its Partners. Their title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property is free from encumbrances. Therefore, M/s. Shubban Properties Vision City is entitled to sell, transfer and convey the subject property to and in favour of Mr. Vinayak Krishna Patil and Mrs. Priti Vinayak Patil or any other prospective purchaser/s.

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

1. Original Sale Deed to be executed and registered by M/s. Shubban Properties Vision City, a registered partnership firm through its authorised partners to and in favour of Mr. Vinayak Krishna Patil and Mrs. Priti Vinayak Patil, pertaining to the subject property.
2. Latest 7/12 extract of the subject property.

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• **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: 2026.09.18
09:06:17 +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	Purchaser	Property
5039/2007	Sale Deed	19-05-2007	Sub-Registrar of Assurances, Maval	Concerned owners, with consent of Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale	M/s. Shubban Properties, through its Partners Mr. Rajeshkumar Naupatlal Sakla, Shri Sham Sadhuram Agrawal and Bhausahab Sopanrao Bhoir	Portion admeasuring 4 Hectares 53 Ares out of Gat No. 308+309, Village Jambhul, Taluka Maval, District Pune.
8990/2007	Sale Deed	15-11-2007	Sub-Registrar of Assurances, Maval	(1) Shri Vitthal Laxman Navghane, (2) Sou. Shobha Vitthal Navghane, (3) Smt. Subhadra Ram Nanekar, (4) Shri Shivaji Vitthal Navghane, (5) Shri Chandrashekhar Vitthal Navghane, (6) Shri Amit Vitthal Navghane and (7) Sou. Jayashree Nitin Nanekar	M/s. Shubban Properties	Land out of Gat No. 308+309, Village Jambhul, Taluka Maval, District Pune.
8991/2007	Irrevocable Power of Attorney	15-11-2007	Sub-Registrar of Assurances, Maval	(1) Shri Vitthal Laxman Navghane, (2) Sou. Shobha Vitthal Navghane, (3) Smt. Subhadra Ram Nanekar, (4) Shri Shivaji Vitthal Navghane, (5) Shri Chandrashekhar Vitthal Navghane, (6) Shri Amit Vitthal Navghane and (7) Sou. Jayashree Nitin Nanekar	M/s. Shubban Properties	Land out of Gat No. 308+309, Village Jambhul, Taluka Maval, District Pune.
2595/2007	Sale Deed	10-03-2007	Sub-Registrar of Assurances, Maval	(1) Mr. Ganesh Bhiku Dhore and (2) Mr. S. P. Pophale	M/s. Shubban Properties	Gat No. 338, admeasuring 0 Hectare 38 Ares, Village Jambhul, Taluka Maval, District Pune.
2588/2007	Sale Deed	10-03-2007	Sub-Registrar of Assurances, Maval	Mr. Namdeo Shripati Jambhulkar, Indubai Namdeo Jambhulkar and their family members through POA Holder Shri Sunil Ganesh Dhore, together with Mr. Ganesh Bhiku Dhore and Mr. S. P. Pophale, with consent of Shri Sunil Ganesh Dhore	M/s. Shubban Properties	Gat No. 339, admeasuring 1 Hectare 17 Ares, Village Jambhul, Taluka Maval, District Pune.
5510/2008	Supplementary Deed to Single Joint Venture / AOP	18-12-2008	Sub-Registrar of Assurances, Lonavala	M/s. Shubban Properties	M/s. Greenworld Realty	Project land comprising Gat Nos. 308+309, 338 and 339, Village Jambhul, Taluka Maval, District Pune.

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 ::

गाव नमुना सात (अधिकार अभिलेख पत्रक)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवद्द्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ चातील नियम]

गाव :- जांभुळ (555893)

तालुका :- मावळ

जिल्हा :-

PU-ID : 36857133394

गट क्रमांक व उपविभाग : 308/309/2/प्लॉट नं/4 F

भू-धारणा पद्धती : भोगवटादार वर्ग -1

शेताचे स्थानिक नाव :-

क्षेत्र, एकक व आकारणी	खाते क्र.	भोगवटादाराचे नांव	क्षेत्र	आकार	पो.ख.	फे.फा.
क्षेत्राचे एकक	खार. चौ. मी. चौ. से. मी.	मे. शुबन प्राॅपर्टीज तर्फे भागीदार				(2999)
अक्षयिक क्षेत्र		भाऊसाहेब सोपानराव भोईर				(2999)
विन शेती	1.12.50	राजेशकुमार नौपतसात सांक्ता				(2999)
आकारणी	11.00	शाम साधुराम श्वरवाल				(2999)
		-----सामाईक क्षेत्र-----	1.12.50	11.00		

NARAYAN KHAMKAR & LAW ASSOCIATES

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✉ **email** - nklawassociates1@gmail.com :: 📞 **Mobile No.** - + 91 99 228 10198 ::

MH010023554202627U	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
11 Sep 2026	Receipt	Receipt no.: 1115449081
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Jambhul S.No/CTS No/G.No. : 308
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH010023554202627U		
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	MH010023554202627U	BARCODE			Date	10/09/2026-16:34:21		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				6500.00	Road/Street					
					Area/Locality					
					Town/City/District					
					PIN					
					Remarks (If Any)					
					Amount In		Six Thousand Five Hundred Rupees Only			
Total				6,500.00	Words					
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK					
Cheque-DD Details					Bank CIN	Ref. No.	00040572026091048085		CPAHFUDLH0	
Cheque/DD No.					Bank Date	RBI Date	10/09/2026-16:24:35		Not Verified with RBI	
Name of Bank					Bank-Branch		STATE BANK OF INDIA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 530338658

Mobile No. : XXXXXX6987

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.