



NARAYAN L. KHAMKAR

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

ADVOCATE & NOTARY

(Government of India)

Ref. No. : IHFC/TSR/725/2026.

Date : 25.05.2026

Application No. : 77000265819//77000265820
Transaction Type : Resale
Applicant : Mr. Ajay Jugraj Mandot
Co-Applicant : Mrs. Girisha Ajay Mandot
Existing Owners : 1. Mr. Vijay Kaniyalal Phulsunge,
2. Mrs. Nutan Singh,
3. Ms. Preet Manohar Peherwar and
4. Mr. Vivek Manohar Peherwar

To,

The Branch Manager,

ICICI Home Finance Co. Ltd.,

Baner Branch, Pune.

- **Legal Scrutiny Report pertaining to the file of Mr. Ajay Jugraj Mandot and Mrs. Girisha Ajay Mandot.**

• **PART I : PROPERTY DETAILS**

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

All that piece and parcel of land and ground situated within the Registration Sub-District Taluka Haveli, District Pune and within the limits of the Pune Municipal Corporation, bearing Sub Plot Nos. 500/1B and 500/1C out of Final Plot No. 500/1, now bearing C.T.S. No. 983/1 (Part), situated at Shukrawar Peth, Pune, admeasuring an area of 2350.30 Sq. Mtrs. (as per the Property Register Card) and bounded as per the demarcation plan as follows:

On or towards the East : By 40 Ft. Wide Colony Road

On or towards the South : By Final Plot No. 500/2

Narayan L. Khamkar (Advocate)

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180, Shivajinagar (Bhamburda), Pune 411005..

:: email – nklawassociates1@gmail.com :: Mobile No. - + 91 99 228 10198 ::

On or towards the West : By Final Plot No. 500/2

On or towards the North : By Final Plot No. 500/1A

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

- **Description of Subject Property.-**

All that piece and parcel of property bearing Flat No. 803, having total RERA Carpet Area admeasuring 131.40 Sq. Mtrs., situated on the 8th Floor, in the building known as "Aishwarya Co-Operative Housing Society Ltd.", constructed/to be constructed on the entire land property bearing C.T.S. No. 983/1 (Part), corresponding to Final Plot No. 500/1, Sub Plot Nos. 500/1B and 500/1C, situated at Shukrawar Peth, Taluka Haveli, District Pune and within the local limits of Pune Municipal Corporation, together with two pallets puzzle car parking spaces in the basement admeasuring 9.29 Sq. Mtrs.

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 22.01.2025 executed by M/s. LJM Properties LLP to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 2377/2025 and registered on 24.03.2025.

- **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 Sub Plot Nos. 500/1B and 500/1C out of Final Plot No. 500/1, now bearing C.T.S. No. 983/1 (Part), situated at Shukrawar Peth, Pune, admeasuring 2350.30 Sq. Mtrs., is owned by "Aishwarya Co-Operative Housing Society

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

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Ltd.”, a society duly registered under the Maharashtra Co-Operative Societies Act, 1960 under Registration No. PNA/(PNA)/HSG/(TC)/333/84-85 dated 07.07.1984.

2. Thereafter, Aishwarya Co-Operative Housing Society Ltd. along with its members executed a Development Agreement dated 23.05.2022, whereby they granted, conveyed and entrusted the development rights in respect of the entire land property bearing Sub Plot Nos. 500/1B and 500/1C out of Final Plot No. 500/1, now bearing C.T.S. No. 983/1 (Part), situated at Shukrawar Peth, Pune, to and in favour of M/s. LJM Properties LLP. The said Development Agreement has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 13397/2022.
3. Further, in continuation of and in addition to the aforesaid Development Agreement, Aishwarya Co-Operative Housing Society Ltd. along with its members also executed an Irrevocable Power of Attorney dated 23.05.2022 in favour of M/s. LJM Properties LLP, thereby appointing and constituting them as their true and lawful attorney to do all acts, deeds and things necessary for completing the development of the entire land property bearing Sub Plot Nos. 500/1B and 500/1C out of Final Plot No. 500/1, now bearing C.T.S. No. 983/1 (Part), situated at Shukrawar Peth, Pune. The said Irrevocable Power of Attorney has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 13398/2022.
4. Thereafter, the Additional Collector, Pune granted Non-Agricultural permission in respect of the entire land property vide N.A. Order bearing No. N.A. P-II/427/597 dated 18.01.1969, thereby permitting the use of the said land for non-agricultural residential purposes.
5. Thereafter, M/s. LJM Properties LLP obtained sanctioned building plans and Commencement Certificate bearing No. CC/0395/22 dated 20.05.2022 issued by the Pune

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Municipal Corporation for redevelopment of the said property. Subsequently, revised Commencement Certificates bearing No. CC/2733/22 dated 12.01.2023 and CC/3444/23 dated 28.03.2024 were also issued by Pune Municipal Corporation.

6. Thereafter, M/s. LJM Properties LLP registered the redevelopment project under the provisions of the Real Estate (Regulation and Development) Act, 2016 with MahaRERA bearing Registration No. P52100047843 dated 28.11.2022.
7. Thereafter, the members of Aishwarya Co-Operative Housing Society Ltd., namely (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar, being existing members and occupants of old Flat No. 301 in Building No. 1 admeasuring 79.61 Sq. Mtrs., holding Share Nos. 21 to 25 of the said Society, became entitled to permanent alternate accommodation in the redeveloped building pursuant to the aforesaid Development Agreement.
8. Thereafter, M/s. LJM Properties LLP executed the Agreement for Sale dated 22.01.2025 and thereby agreed to allot, sell, transfer and convey Flat No. 803, admeasuring total RERA Carpet Area of 131.40 Sq. Mtrs. situated on the 8th Floor in the building known as “Aishwarya Co-Operative Housing Society Ltd.” together with two pallets for puzzle car parking, to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar. The said Agreement for Sale has been duly registered in the office of the Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 2377/2025. The said Agreement for Sale has been executed by the builder/developer pursuant to and in consideration of the rights and obligations arising out of the aforesaid Development Agreement dated 23.05.2022 executed between Aishwarya Co-Operative Housing Society Ltd., its members and M/s. LJM Properties LLP.

9. Thereafter, the said builder/developer, i.e. M/s. LJM Properties LLP has hand over the physical possession of the subject property to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar.
10. Thus, as aforesaid the subject property is owned and possessed by (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar. Further, the subject property free from encumbrances. Therefore, (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Ajay Jugraj Mandot and Mrs. Girisha Ajay Mandot or any other prospective purchaser.

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

1. Agreement for Sale dated 22.01.2025 executed by M/s. LJM Properties LLP to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 2377/2025 and registered on 24.03.2025.

• **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. MH003005588202627E and Department ID No. 156338171. The said payment has been duly utilized for conducting the online property search, and accordingly, the e-Search Receipt bearing No. 1115102547, dated 25.05.2026 at 18:08 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.-**

I certify that the subject property is owned and (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar. There, title to the subject property is valid, legal, marketable and enforceable in the courts of law. Further, the subject property free from encumbrances. Therefore, (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar are entitled to sell, transfer and convey the subject property to and in favour of Mr. Ajay Jugraj Mandot and Mrs. Girisha Ajay Mandot or any other prospective purchaser.

• **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 22.01.2025 executed by M/s. LJM Properties LLP to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar, which is registered in the office of Sub-Registrar of Assurances, Haveli No. 10, Pune under Serial No. 2377/2025 and registered on 24.03.2025.
2. Original Possession Letter issued by M/s. LJM Properties LLP to and in favour of (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar, pertaining to the subject property.
3. Original Deed of Assignment to be executed by (1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar to and in favour of Mr. Ajay Jugraj Mandot and Mrs. Girisha Ajay Mandot, pertaining to the subject property.
4. Original NOC to Mortgage from Aishwarya Co-Operative Housing Society Limited to and in favour of ICICI Home Finance Company Limited, pertaining to the subject property.

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- **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 : 25.05.2026.



**Narayan
Laxman
Khamkar**

**NARAYAN L. KHAMKAR
ADVOCATE**

Digitally signed by
Narayan Laxman
Khamkar
Date: 2026.05.25
18:47:17 +05'30'

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

Doc No	Doc Name	Regi. Date	SRO Name	Seller	Purchaser	Property
13397	Development Agreement	23-05-2022	Joint S.R.O. Haveli No. 10	"Aishwarya Co-Operative Housing Society Ltd." and its Members	"M/s. LJM Properties LLP"	Entire land property bearing Sub Plot Nos. 500/1B and 500/1C out of Final Plot No. 500/1, now bearing C.T.S. No. 983/1 (Part), situated at Shukrawar Peth, Pune, admeasuring 2350.30 Sq. Mtrs.
2377	Agreement for Sale	24-03-2025	Joint S.R.O. Haveli No. 10	"M/s. LJM Properties LLP"	"(1) Mr. Vijay Kaniyalal Phulsunge, (2) Mrs. Nutan Singh, (3) Ms. Preet Manohar Peherwar and (4) Mr. Vivek Manohar Peherwar"	Flat No. 803, admeasuring total RERA Carpet Area of 131.40 Sq. Mtrs., situated on the 8th Floor in the building known as "Aishwarya Co-Operative Housing Society Ltd." constructed on C.T.S. No. 983/1 (Part), Shukrawar Peth, Pune, together with two pallets puzzle car parking spaces in basement admeasuring 9.29 Sq. Mtrs.

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MH003005588202627E	Government of Maharashtra	Regn. 39 M
Department of Registration and Stamps		
25 May 2026	Receipt	Receipt no.: 1115102547
	Name of the Applicant :	Advocate Narayan Laxman Khamkar
	Details of property of which document has to be searched :	Dist :Pune Village :Shukravar Peth S.No/CTS No/G.No. : 983
	Period of search :	From :2014 To :2026
	Received Fee :	325
The above mentioned Search fee has been credited to government vide GRN no :MH003005588202627E		
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	MH003005588202627E	BARCODE			Date	21/05/2026-18:11:13		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.	02003942026052101255		1492587479	
Cheque/DD No.					Bank Date	RBI Date	21/05/2026-18:12:19		Not Verified with RBI	
Name of Bank					Bank-Branch		BANK OF BARODA			
Name of Branch					Scroll No. , Date		Not Verified with Scroll			

Department ID : 156338171

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.