

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

Online Documents
LEGAL SCRUTINY REPORT

Date – 29/08/2026

Ref. No. VSD/ICICI-HFC/AUG-26 (SC-42)

APP. NO: - 77000325371

LOS ID. 10307078

ODV by VSD on 29/08/26

To,
ICICI Home Finance Ltd.,
Khamla Branch,
Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Reaaz Hafiz Sayyad.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Reaaz Hafiz Sayyad**
- 2. Name of the Co-applicant/s (if any) : Heena Parveen Riyaz Sayyed**
- 3. Type of Loan : Regular Home Loan**
- 4. Purpose of Loan : Self Construction**
- 5. Name of the Property Owner/s : Heena Parveen Riyaz Sayyed**
- 6. Description of the Property (with boundaries):**
All that piece and parcel of NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, P. H. No. 34, bearing City Survey No. 189 and Sheet No. 86, together with construction on Ground, First and Second Floors of area admeasuring 108.203 Sq. Mtrs., (Including Future Construction) within the limits of NIT and NMC, Tahsil & District Nagpur and the Plot is bounded as under: -

On the East	-	Society's Lay-out
On the West	-	30 Ft. Wide Road
On the North	-	Plot No. 93
On the South	-	Plot No. 91
- 7. Nature / Status of the Property : Freehold / Leasehold**
- 8. Type of Property : Residential / Commercial**

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND
LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

1. Copy of registered Sale Deed bearing No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur. **(Original Lost)**.
2. **Acknowledgement of Police Complaint for Loss of Original Document No 678/26 dated 22/05/2026 duly endorsed by Duty Officer Police Station Nandanwan, Nagpur.**
3. **Paper Publication of Loss of document No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur. Published in Dainik Bhaskar - Desh Duniya dated 24/05/2026 .**
4. **Corrigendum to the Public Notice dated 24/05/2026 dated 26/05/2026 in Dainik Bhaskar.**
5. **Original registered General Power of Attorney bearing No. NGN-4-2968-2005 executed by Maheshbhai Vijayshankar Dave Manoharrao Narayanrao Adamane. (With Out RR)**
6. Copy of Letter bearing No. 572/Wat/563, 472, 179 dt.25/10/2005 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave.
7. **Original RL Letter bearing permit No. BE(S)572/563, 472, 179/12399/ 011179 dt.07/02/2006 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave for Plot No. 92. For NIT possession Plot under ULC.**
8. **Original No Objection Certificate for Sale dt.15/04/2011 issued by Mahadeo Gruh Nirman Sahkari Sanstha Ltd., Nagpur in favour of Maheshbhai Vijayshankar Dave.**
9. **Original NA order No 6520/ NAP-34/2017-18 dated 25/05/2018 issued by the Add. Tahasildar NAA, Nagpur -5 for Plot No 92, Kh No 67 Mouza Wathoda.**
10. **Certified Copy of the Property Card mutated in the name of Deepak Manoharrao Adamane At Ferfar No 21653 dated 29/06/2018.**
11. **Original registered Sale Deed bearing No. NGN-5-2215-2011 dt.20/05/2011 between Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its General POAH Manoharrao Narayanrao Adamane in favour of Deepak Manoharrao Adamane, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur.**
12. **Original Tax Paid Receipt bearing No. RCPT2526403949 dt.22/01/2026 for the years 2025 to 2026 issued by Nagpur Municipal Corporation in favour of Deepak Manoharrao Adamane.**
13. **Original registered Sale Deed bearing No. NGN-5-4604-2022 dt.22/07/2022 between Deepak Manoharrao Adamane in favour of Heena Parveen Riyaz Sayyad.**
14. **Original Sanction of Building Permission and Commencement Certificate bearing Building Permit No. 1580927 and Permit No. NIT/B/2026/APL/01327 dt.04/03/2026 issued by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.**
15. **Original Sanctioned Building Plan duly sanctioned by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.**
16. **Certified Copy of the Property Card mutated in the name of Heena Parveen Riyaz Sayyad vide Ferfar No 28092 dated 21/08/2022.**
17. **Mutation Application in NMC records in the name of Heena Parveen Riyaz Sayyad receipt No RCPT2526403995 dated 22.01.2026.**
18. **Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.29/08/2026.**

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, P. H. No. 34, bearing

City Survey No. 189 and Sheet No. 86, within the limits of NIT and NMC, Tahsil & District Nagpur was owned and possessed by Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur having its Reg. No. NGP/HSR/183 Nagpur.

Whereas, the Society Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu had transferred the NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour of Maheshbhai Vijayshankar Dave, by way of registered Sale Deed bearing No. NGN-7-5671-2002 dt.15/03/2002 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 7. Thereby, by virtue of the said registered Sale Deed, Maheshbhai Vijayshankar Dave became the absolute owner of the Plot No. 92.

However, the original registered Sale Deed bearing No. NGN-7-5671-2002 dt.15/03/2002 has been lost and in respect of the loss of the said original document, an acknowledgement of the Police Complaint bearing Document No. 678/26 dated 22/05/2026, duly endorsed by the Duty Officer, Police Station Nandanwan, Nagpur, has been obtained. Further, a public notice regarding the loss of the said original Sale Deed was published in *Dainik Bhaskar – Desh Duniya* dated 24/05/2026, and a corrigendum to the said public notice was subsequently published on 26/05/2026 in the same newspaper to rectify the Sale Deed Registration Number.

Whereas, the owner Maheshbhai Vijayshankar Dave had executed a registered General Power of Attorney bearing No. NGN-4-2968-2005 in favour of Manoharrao Narayanrao Adamane in relation to the said NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda.

However, the said layout and the plot were coming under 1900 unauthorized layout and therefore the owner regularized the said property under the provisions of Maharashtra Gunthawari Developments (Regulation, Up gradation and Control) Act, 2001 and NIT Board Resolution No.15 dt.27/01/2001, after making the payment of Demand made by the NIT and the **said Plot No. 92 is regularized total area admeasuring 123.093 Sq. Mtrs. by NIT vide Letter bearing No. 572/Wat/563, 472, 179 dt.25/10/2005 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust and RL Letter bearing permit No. BE(S)572/563, 472, 179/12399 dt.07/02/2006 in the name of Maheshbhai Vijayshankar Dave and the Add. Tahasildar NAA, Nagpur -5 had converted the use of Plot No. 92 into Non-Agriculture use for** and accordingly such entry is mutated in the City Survey Records vide Ferfar No. 4827, dt.11/01/2013. **(However, the said land is coming under NIT Plot ULC Scheme Possession. Hence, the lease needs to be register)**

Whereas, the owner Maheshbhai Vijayshankar Dave, through his General POAH Manoharrao Narayanrao Adamane had transferred the said land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour Deepak Manoharrao Adamane by way of registered Sale Deed bearing No. NGN-5-2215-2011 dt.20/05/2011 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 5 and for the said transaction the society Mahadeo Gruh Nirman Sahkari Sanstha Ltd., Nagpur had issued a No Objection Certificate for Sale dt.15/04/2011 in favour of Maheshbhai Vijayshankar Dave. Thereby, by virtue of the said registered Sale Deed, Deepak Manoharrao Adamane became the absolute owner of the Plot No. 92 and he had paid the Tax for the years 2025-2026 vide Tax Paid Receipt bearing No. RCPT2526403949 dt.22/01/2026 issued by Nagpur Municipal Corporation and his name is mutated in the City Survey Records vide Ferfar No 21653 dated 29/06/2018.

Whereas, the owner Deepak Manoharrao Adamane had transferred the Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour of Heena Parveen Riyaz Sayyad, by way of registered Sale Deed bearing No. NGN-5-4604-2022 dt.22/07/2022 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 5. Thereby, by virtue of the said registered Sale Deed, Heena Parveen Riyaz Sayyad became the absolute owner of the scheduled property and her name is mutated in the City Survey Records vide Ferfar No. 28092 dt.29/08/2022.

Whereas, the owner have decided to developed the said land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda by constructing Ground, First and Second Floors of area admeasuring 108.203 Sq. Mtrs., (Including Future Construction) and for the same the **Building Engineer, Nagpur Improvement Trust had Sanction the Building Plan vide Building Permission and Commencement Certificate bearing Building Permit No. 1580927 and Permit No. NIT/B/2026/APL/01327 dt.04/03/2026 issued in favour of Heena Parveen Riyaz Sayyad.**

PART IV: EVIDENCE OF TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Heena Parveen Riyaz Sayyad** is the owner of the schedule of property and he/**she**/they are having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not came across to entry as to encumbrance and the schedule of property is free from all sort of encumbrances, charges, lien etc., and the owner is having clear, valid and marketable title over the scheduled property and further he/**she**/they will also acquire equally good, valid and marketable title thereto.
- c) That it is needless to mention here that the property can be mortgage with a financial institution by way of security for repayment of loan, if any advance to the owners.
- d) That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all original documents in respect of the schedule property before disbursement of loan amount.

PART V: OTHER PROVISION:

- 5.1 Whether provision of Urban Land Ceiling Act are applicable? YES / NO
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? YES/NO
- 5.3 Whether the property is affected by any revenue and tenancy regulations, if yes the to what extent? YES / NO
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? YES / NO
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reason? YES / NO
- 5.7 Whether required documents are available for creating mortgage? YES / NO

- 5.8** Whether all previous owners of the property had the right and competency to transfer the property? **YES/NO**
- 5.9** Whether the proposed mortgage by deposit of title deeds is possible? **YES / NO**
- 5.10** What is the tenure of the land; if it is leased? **YES / NO**
Lease Deed needs to be registered.
- 5.11** Whether the land is Adivasi (Tribal) Land? **YES / NO**
- 5.12** Whether the land / property are joint family property? **YES/NO**
- 5.13** Whether SARFAESI Act applicable? **YES/NO**
- 5.14** Is land/property/flat being subject to any reservation/acquisition / requisition? **YES/NO**
- 5.15** Whether the property has been transferred by a POA Holder of the original Land owner in favour of the loan Applicant? **YES / NO**
- 5.16** Whether the said POA Holder has/had authority to sell the property under POA? **YES/NO**
- 5.17** Whether POA as recorded in 5.15 is registered? **YES / NO**
- 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 all permission / No objection required? **YES / 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? **YES / NO**
- 5.20** Whether Search Report is obtained and submitted? **YES / NO**
Search Report Details
Search Conducted year : **13 Years**
Name of the Advocate / Searcher : **Vijay Sadashiv Deshpande**
Search Report Date : **29/08/2026**
Note : _____
- 5.21** Whether EC is Obtained? **YES / NO**
EC Details:
No of Years EC obtained:
Any Encumbrance to Specify:
EC Applied by:

PART VI CERTIFICATE:

In view of the foregoing, as per the policy of the company, I certify that the title deeds intended to be deposited, relating to the property and offered as security by way of **equitable mortgage** and the documents of title referred to above are perfect evidence of the title and that if the

said **equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of **equitable mortgage**.

I further certify that **Heena Parveen Riyaz Sayyad** would/**has** derive a valid, clear, marketable and unencumbered title in the property stated above and the registered Lease Deed need to be executed.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Heena Parveen Riyaz Sayyad and Reaaz Hafiz Sayyad**.

The following original documents to be collected by ICICI HFC for creation of registered / equitable mortgage of the said property: -

Following documents are to be collected as per policy of the company, needs to be submitted prior to disbursal of loan / at the time of disbursement of the loan: -

1. Certified copy of registered Sale Deed bearing No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur.
2. **Original Acknowledement of Police Complaint for Loss of Original Document No 678/26 dated 22/05/2026 duly endorsed by Duty Officer Police Station Nandanwan, Nagpur.**
3. **Original Paper Publication of Loss of document No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur. Published in Dainik Bhaskar - Desh Duniya dated 24/05/2026 .**
4. **Original Corrigendam to the Public Notice dated 24/05/2026 dated 26/05/2026 in Dainik Bhaskar.**
5. **Original Original registered General Power of Attorney bearing No. NGN-4-2968-2005executed by Maheshbhai Vijayshankar Dave Manoharrao Narayanrao Adamane. (With Out RR)**
6. Original Letter bearing No. 572/Wat/563, 472, 179 dt.25/10/2005 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave.
7. **Original RL Letter bearing permit No. BE(S)572/563, 472, 179/12399/ 011179 dt.07/02/2006 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave for Plot No. 92. For NIT possession Plot under ULC.**
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12. **Original Sanction of Building Permission and Commencement Certificate bearing Building Permit No. 1580927 and Permit No. NIT/B/2026/APL/01327 dt.04/03/2026 issued by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.**
13. **Original Sanctioned Building Plan duly sanctioned by by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.**

14. Original Tax Paid Receipt for the years 2026-2027 issued by Nagpur Municipal Corporation in favour of Heena Parveen Riyaz Sayyad.
15. **Certified Copy of the Property Card mutated in the name of Heena Parveen Riyaz Sayyad vide Ferfar No 28092 dated 21/08/2022.**

Following documents are required Post Disbursal: (if any): -

1. Original registered Lease Deed executed by Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad

Remarks, if any: -

Enclosure: - Search Receipt No. MH009242357202627E, dt.29/08/2026.

Place: - Nagpur
Date: 29/08/2026

Yours faithfully,

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o=ADVOCATE,
email=vsdeshpande@rediffmail
com, c=IN
Date: 2026.09.16 14:33:36
+05'30'

**V. S. Deshpande,
(ADVOCATE)**

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -

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 Dhantoli, Nagpur.

Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 29/08/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Heena Parveen Riyaz Sayyad and Reaaz Hafiz Sayyad, both R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Heena Parveen Riyaz Sayyad** Nagpur of the immovable properties situated at Nagpur on the basis of the deeds and other documents (more described in schedule I), Encumbrances Certificate, the discussions. I/we had with the mortgagor the revenue authorities and searches carried out by us in the Office of the Sub Registrar Nagpur for inspection of the records (relating to litigation) in the courts which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under: -

1. Description of the Immovable Property

All that piece and parcel of **NIT Leasehold** land at **Plot No. 92**, total area admeasuring **123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as regularized by NIT**, being a portion of entire land at **Kh. No. 67 of Mouza – Wathoda**, P. H. No. 34, bearing **City Survey No. 189 and Sheet No. 86, together with construction on Ground, First and Second Floors of area admeasuring 108.203 Sq. Mtrs., (Including Future Construction)** within the limits of NIT and NMC, Tahsil & District Nagpur and the Plot is bounded as under: -

On the East	-	Society's Lay-out
On the West	-	30 Ft. Wide Road
On the North	-	Plot No. 93
On the South	-	Plot No. 91

2. FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, P. H. No. 34, bearing City Survey No. 189 and Sheet No. 86, within the limits of NIT and NMC, Tahsil & District Nagpur was owned and possessed by Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur having its Reg. No. NGP/HSR/183 Nagpur.

Whereas, the Society Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu had transferred the NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman

Sahkari Sanstha Ltd., Nagpur by way of registered Sale Deed bearing No. NGN-7-5671-2002 dt.15/03/2002 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 7. Thereby, by virtue of the said registered Sale Deed, Maheshbhai Vijayshankar Dave became the absolute owner of the Plot No. 92.

However, the original registered Sale Deed bearing No. NGN-7-5671-2002 dt.15/03/2002 has been lost and in respect of the loss of the said original document, an acknowledgement of the Police Complaint bearing Document No. 678/26 dated 22/05/2026, duly endorsed by the Duty Officer, Police Station Nandanwan, Nagpur, has been obtained. Further, a public notice regarding the loss of the said original Sale Deed was published in *Dainik Bhaskar – Desh Duniya* dated 24/05/2026, and a corrigendum to the said public notice was subsequently published on 26/05/2026 in the same newspaper.

Whereas, the owner Maheshbhai Vijayshankar Dave had executed a registered General Power of Attorney bearing No. NGN-4-2968-2005 in favour of Manoharrao Narayanrao Adamane in relation to the said NIT Leasehold land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.), being a portion of entire land at Kh. No. 67 of Mouza – Wathoda.

However, the said layout and the plot were coming under 1900 unauthorized layout and therefore the owner regularized the said property under the provisions of Maharashtra Gunthewari Developments (Regulation, Up gradation and Control) Act, 2001 and NIT Board Resolution No.15 dt.27/01/2001, after making the payment of Demand made by the NIT and the **said Plot No. 92 is regularized total area admeasuring 123.093 Sq. Mtrs. by NIT vide Letter bearing No. 572/Wat/563, 472, 179 dt.25/10/2005 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust and RL Letter bearing permit No. BE(S)572/563, 472, 179/12399 dt.07/02/2006 in the name of Maheshbhai Vijayshankar Dave and the Add. Tahasildar NAA, Nagpur -5 had converted the use of Plot No. 92 into Non-Agriculture use for** and accordingly such entry is mutated in the City Survey Records vide Ferfar No. 4827, dt.11/01/2013. **(However, the said land is coming under NIT Plot ULC Scheme Possession. Hence, the lease needs to be register)**

Whereas, the owner Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its General POAH Manoharrao Narayanrao Adamane had transferred the said land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour Deepak Manoharrao Adamane by way of registered Sale Deed bearing No. NGN-5-2215-2011 dt.20/05/2011 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 5 and for the said transaction the society Mahadeo Gruh Nirman Sahkari Sanstha Ltd., Nagpur had issued a No Objection Certificate for Sale dt.15/04/2011 in favour of Maheshbhai Vijayshankar Dave. Thereby, by virtue of the said registered Sale Deed, Deepak Manoharrao Adamane became the absolute owner of the Plot No. 92 and he had paid the Tax for the years 2025-2026 vide Tax Paid Receipt bearing No. RCPT2526403949 dt.22/01/2026 issued by Nagpur Municipal Corporation and his name is mutated in the City Survey Records vide Ferfar No 21653 dated 29/06/2018.

Whereas, the owner Deepak Manoharrao Adamane had transferred the Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda, in favour of Heena Parveen Riyaz Sayyad, by way of registered Sale Deed bearing No. NGN-5-4604-2022 dt.22/07/2022 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 5. Thereby, by virtue of the said registered Sale Deed, Heena Parveen Riyaz Sayyad became the absolute owner of the scheduled property and her name is mutated in the City Survey Records vide Ferfar No. 28092 dt.29/08/2022.

Whereas, the owner had developed the said land at Plot No. 92, total area admeasuring 123.14 Sq. Mtrs., (1325 Sq. Ft.) and 123.093 Sq. Mtrs., as per regularized by NIT, being a portion of entire land at Kh. No. 67 of Mouza – Wathoda by constructing Ground, First and Second Floors of area admeasuring 108.203 Sq. Mtrs., (Including Future Construction) and for the same the **Building Engineer, Nagpur Improvement Trust had Sanction the Building Plan vide Building Permission and Commencement Certificate bearing Building Permit No. 1580927 and Permit No. NIT/B/2026/APL/01327 dt.04/03/2026 issued in favour of Heena Parveen Riyaz Sayyad.**

Whereas, links in the title history of last 13 years of chain of title has been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur; also I have verified online from the **Inspector General of Registration** website. I have taken search of records of Registrar's Office from Inspection Book No. (I) and day books, which kept & maintained by the office and made available to me and other relevant records.

That during the course of my inspection, I came across to entry as to encumbrance and charges over the said property and it is free from all sort of encumbrances, charges, lien etc. and the owner is having clear, valid and marketable title over the scheduled property and that the present owner **Priya Heena Parveen Riyaz Sayyad** Nagpur thereof holds good, valid and marketable title thereto.

That I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered Documents, **Heena Parveen Riyaz Sayyad** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Heena Parveen Riyaz Sayyad** Nagpur acquired title and interest over the property under search.

I have gone through the following documents pertaining to the above described property: -

1. Copy of registered Sale Deed bearing No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur. (Original Lost).
2. Acknowledement of Police Complaint for Loss of Original Document No 678/26 dated 22/05/2026 duly endorsed by Duty Officer Police Station Nandanwan, Nagpur.
3. Paper Publication of Loss of document No. NGN-7-567-2002 dt.15/03/2002 between Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its president Deepak Ramnarayan Shahu in favour of Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur. Published in Dainik Bhaskar - Desh Duniya dated 24/05/2026 .
4. Corrigendum to the Public Notice dated 24/05/2026 dated 26/05/2026 in Dainik Bhaskar.
5. Original registered General Power of Attorney bearing No. NGN-4-2968-2005 executed by Maheshbhai Vijayshankar Dave Manoharrao Narayanrao Adamane. (With Out RR)
6. Copy of Letter bearing No. 572/Wat/563, 472, 179 dt.25/10/2005 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave.
7. Original RL Letter bearing permit No. BE(S)572/563, 472, 179/12399/ 011179 dt.07/02/2006 issued by Building Engineer (S)/572 Layouts Nagpur Improvement Trust in favour of Maheshbhai Vijayshankar Dave for Plot No. 92. For NIT possession Plot under ULC.
8. Original No Objection Certificate for Sale dt.15/04/2011 issued by Mahadeo Gruh Nirman Sahkari Sanstha Ltd., Nagpur in favour of Maheshbhai Vijayshankar Dave.
9. Original NA order No 6520/ NAP-34/2017-18 dated 25/05/2018 issued by the Add. Tahasildar NAA, Nagpur -5 for Plot No 92, Kh No 67 Mouza Wathoda.

10. Certified Copy of the Property Card mutated in the name of Deepak Manoharrao Adamane At Ferfar No 21653 dated 29/06/2018.
11. Original registered Sale Deed bearing No. NGN-5-2215-2011 dt.20/05/2011 between Maheshbhai Vijayshankar Dave, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur through its General POAH Manoharrao Narayanrao Adamane in favour of Deepak Manoharrao Adamane, member of Mahadeonagar Gruhnirman Sahkari Sanstha Ltd., Nagpur.
12. Original Tax Paid Receipt bearing No. RCPT2526403949 dt.22/01/2026 for the years 2025 to 2026 issued by Nagpur Municipal Corporation in favour of Deepak Manoharrao Adamane.
13. Original registered Sale Deed bearing No. NGN-5-4604-2022 dt.22/07/2022 between Deepak Manoharrao Adamane in favour of Heena Parveen Riyaz Sayyad.
14. Original Sanction of Building Permission and Commencement Certificate bearing Building Permit No. 1580927 and Permit No. NIT/B/2026/APL/01327 dt.04/03/2026 issued by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.
15. Original Sanctioned Building Plan duly sanctioned by by Building Engineer, Nagpur Improvement Trust in favour of Heena Parveen Riyaz Sayyad.
16. Certified Copy of the Property Card mutated in the name of Heena Parveen Riyaz Sayyad vide Ferfar No 28092 dated 21/08/2022.
17. Mutation Application in NMC records in the name of Heena Parveen Riyaz Sayyad receipt No RCPT2526403995 dated 22.01.2026.

3. Minor's Interest / HUF property:

In this property there is not the question of Minor's interest.

4. Mutation of the name of the owner in the revenue records:

In this property the name of owner is mentioned in the City Survey records.

5. Possession:

Heena Parveen Riyaz Nagpur acquired title and interest over the property under search.

6. Payment of Municipal / Local Taxes / Cess etc:

NO. Recent Tax paid Receipt required.

7. Applicability of the Urban Land (Ceiling & Regulation):

That above said property does not affected by any Ceiling legislation / Act in force.

8. Applicability of local laws:

Here I can say that the above said property is not subjected to any local laws which prevents for creation of mortgage.

9. Searches:

i) Enquiries made in the office of the Mandal / Revenue Officer

I have verified all the relevant index entries from the books and records kept and maintained in the office of the **Sub Registrar, Nagpur** for the period of last 13 (Thirteen) Years by depositing necessary

GRN No. MH009242357202627E, dt. 29/08/2026, only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of the **Sub Registrar Nagpur**.

ii) Searches in the Office of the Registrar of the Companies:

Here mortgagor is not the company; hence there is not the question of this clause.

iii) Lispendens:

No.

10. Site Inspection:

No inspection regarding site of the above mentioned property.

11. Conclusion and Recommendations:

However, some record was in mutilated and torn form, intermittently some record was missing. Moreover the indexing of record as required under Registration Act 1908 is incomplete. However, on the basis of record available with the concern Sub Registrar Office and documents supplied to me. I certify that the title of the said property is marketable and clear, and the said property can be safely considered for creation of equitable mortgage subject to obtain following documents.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by **Heena Parveen Riyaz** is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on date. **However, a registered Lease Deed needs to be executed between Nagpur Improvement Trust in favour of Heena Parveen Riyaz.**

In the result, I have to state that I have made necessary search at the concerned Sub Registrar Office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **Heena Parveen Riyaz S.** Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Place: - Nagpur

Date: 29/08/2026

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o=ADVOCATE,
email=vsdeshpande@rediffmail
.com, c=IN
Date: 2026.09.16 14:34:10
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**V. S. Deshpande,
(ADVOCATE)**