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At Court: - Court Chamber No. 625 on 6th Floor, New Building, District Court, Civil Lines, Nagpur.

LEGAL SCRUTINY REPORT

DATED: 22/09/2026

**To
ICICI Home Finance Co. Ltd
Branch Nagpur**

**Dear Sir/Madam,
Legal Scrutiny Report in respect of the file of NAYAN N GHATE**

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrower/s: NAYAN N GHATE**
- 2. Name of the Co-applicant/s: (if any) : NEHA NAYAN GHATE**
- 3. Type of Loan - Prime home loan**
- 4. Purpose of Loan: plot purchase**
- 5. App No. 7792121168**
- 6. Name of the Property Owner/s: Lok 8 Infra Private Limited**
- 7. Description of the Property (with Boundaries) :-**

Schedule I- ALL THAT piece and parcel of land bearing Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoli, P.H. No. 40/A, Tah. Nagpur (Rural), Dist. Nagpur having total area of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road), all lying, being and situate at Village Wela Harishchandra & Kharsoli, Tahsil -Nagpur (Rural) , District Nagpur and within the limits of Nagpur Metropolitan Region Development Authority (NMRDA) Tahsil -Nagpur (Rural) , District Nagpur and same is bounded as under:.

bounded as under:

On the East: By Mouza Kharsoli Khasra No. 93, 62, 64 & 99

On the West: By Road & Nala

On the North: By Mouza Wela Harishchandra Khasra No. 80, 83, 84 & River

On the South: By Mouza Kharsoli Khasra No. 149 & 87

**KAILAS
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by KAILAS
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Schedule II -All that piece and parcel of land bearing **Plot No. C15-982**, Admeasuring Area 2325 Sq. Ft, (215.97 Sq. Mtrs) out of sanctioned layout known as "**BROOKSIDE**" being part and portion of amalgamated Khasra No. 88 of Mouza- Kharsoli , P H No. 38 situated at Village – Vela Harishchandra & Kharsoli , within the limits of NMRDA Tahsil- Nagpur (Rural) and District Nagpur.

bounded as under:

On the East: By Plot No. C14-977

On the West: By C15-12 Mtrs wide Road

On the North: By Plot No. C15-983

On the South: By Plot No. C15-981

8. Nature / Status of the Property: Freehold / Leasehold

9. 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. Photocopy** - NA ORDER Passed by Tahsildar Nagpur (Rural) in Rev case No. 01/NAP-34/2025-2026 Dated 08/08/2025 .
- 2. Photocopy** - NA ORDER Passed by Tahsildar Nagpur (Rural) in Rev case No. 01/NAP-34/2025-2026 Dated 08/08/2025
- 3. Photocopy** – layout Sanctioned letter from NMRDA vide letter no. EE/NMRDA/DPC/AGREE/1929 dt 31/10/2025
- 4. Photocopy** –Development Agreement between NMRDA and Lok8 Infra Private Limited dt 31/10/2025.
- 5. Photocopy** –Registration certificate of Project issued by Real Estate Regulatory Authority as vide Project Registration No. PP1190002501455 dated 13/11/2025 .
- 6. Photocopy** –Release letter of plots from NMRDA vide letter no. E.E/NMRDA/DPC/RL/1957 dt 11/11/2025 .
- 7. Photocopy-** Registered Agreement to sell executed by Lok8 Infra Private Limited acting through authorized signatory Akhilesh Manoj Bawankule in favour of Neha Nayan Ghate duly registered in the office of Sub Registrar Nagpur -7 at Reg. Serial No. 15642 dated- 14/08/2026 .

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

- 1. Whereas** all the piece and parcel of ALL THAT piece and parcel of land bearing Khasra No. 79, P. H. No. 38, Mouza Wela Harishchandra, Tah. Nagpur (Rural), Dist. Nagpur and New Amalgamated Khasra No. 88 (Old Khasra No. 88, 89/1/1, 89/1/2, 90/1, 90/2, 92/1, 92/2, 94, 95, 97, 100, 101, 102/1, 102/2, 103/1, 103/2, 104, 105/1/2, 106, 107, 108, 109, 91, 98/3, 98/4, 89/2, 105/2 & 105/1/1) of Mouza Kharsoli, P.H. No. 40/A, Tah. Nagpur (Rural), Dist. Nagpur having total area of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road), all lying, being and situate at Village Wela Harishchandra & Kharsoli, Tahsil -Nagpur (Rural) , District Nagpur and within the limits of Nagpur Metropolitan Region Development Authority (NMRDA) Tahsil -Nagpur (Rural) , District Nagpur belonged to Lok8 Infra Private Limited having purchased the same vide multiple registered sale deeds as below :-

2. **Kh No. 79-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 79 an area of 5.68 HR of Mouza Vela Harishchandra from Ruchi Deepak Jain , Ruchika Girish Jain , Bindua Sanjay Jain , Ashok Ajitsingh Jain vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5270 dated- 02/11/2007
3. **Kh No. 88-** The Goverdhan Agro Farms Private Limited purchased Kh no. 88 an area of 1.40 HR of Mouza Kharsoli from Saurabh Parmanandji Tapdia , Anil Rameshwarlal Agrawal , rajesh Mohanlal Agrawal vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 875 dated- 11/02/2008.
4. **Kh No. 89/1/1-** The Goverdhan Agro Farms Private Limited purchased Kh no. 89/1/1 an area of 1.45 HR of Mouza Kharsoli from Ramchandra Laxman Bhakre vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 12147 dated- 30/08/2021
5. **Kh No. 89/1/2-** The Goverdhan Agro Farms Private Limited purchased Kh no. 89/1/2 an area of 1.21 HR of Mouza Kharsoli from Ramchandra Laxman Bhakre vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5998 dated- 13/12/2007
6. **Kh No. 90/1-** The Goverdhan Agro Farms Private Limited purchased Kh no. 90/1 an area of 1.42 HR of Mouza Kharsoli from Sopan Ramchandra Khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5999 dated- 13/12/2007
7. **Kh No. 90/2-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 90/2 an area of 1.43 HR of Mouza Kharsoli from Sopan Ramchandra Khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5399 dated- 08/11/2007
8. **Kh No. 92/1-** The Goverdhan Agro Farms Private Limited purchased Kh no. 92/1 an area of 1.88 HR of Mouza Kharsoli from Bhaurao Ganpat Gonde vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5997 dated- 10/12/2007
9. **Kh No. 92/2-** The Black Diamond Agro Pvt Ltd purchased Kh no. 92/2 area of 1.45 HR of Mouza Kharsoli from Maltibai Dattatraya Mankar , Sudesh Dattatraya Mankar, Nilesh Dattatraya Mankar and Tamesh Dattatraya Mankar vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 2319 dated- 23/04/2008.
10. **Kh No. 94-** The Goverdhan Agro Farms Private Limited purchased Kh no. 94 an area of 0.65 HR of Mouza Kharsoli from Vijay Kimmatrao Ramani vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5875 dated- 05/12/2007.
11. **Kh No. 95-** The Black Diamond Agro Pvt Ltd purchased Kh no. 95 an area of 2.53 HR of Mouza Kharsoli from Dnyaneshwar Pethe , Sopan Pethe , Sunanda pethe, Prakash Pethe , Kamlabai Shalikram Pethe , Saurabh Pathe , Varsha Ramkrushna Pethe vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 2319 dated- 23/04/2008
12. **Kh No. 97-** The Black Diamond Agro Pvt Ltd purchased Kh no. 97 an area of 1.97 HR of Mouza Kharsoli from Renukabei Chindhaba khadse , Dnyaneshwar Chindhaba khadse , Chandrakala Laxman Khadse , Sunita Moreswar khadse , Nehal Moreswar khadse and Shivani Moreswar khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur - at Reg. Serial No. 603 dated- 22/01/2008
13. **Kh No. 100-** The Black Diamond Agro Pvt Ltd purchased Kh no. 100 an area of 1.60 HR of Mouza Kharsoli from Wasudeo Tukaram Khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 450 dated- 22/01/2007.
14. **Kh No. 101-** The Gold Soil Agro Pvt Ltd purchased Kh no. 101 an area of 2.07 HR of Mouza Kharsoli from Haribhau Tanaji Hajare and Kamal kishore Adkuji Choudhary vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 445 dated- 22/01/2008
15. **Kh No. 102/1-** The Black Diamond Agro Pvt Ltd purchased Kh no. 102/1 an area of 1.70 HR of Mouza Kharsoli from Haribhau Tanaji Hajare and Kamal kishore Adkuji Choudhari vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 445 dated- 22/01/2008.
16. **Kh No. 102/2-** The Black Diamond Agro Pvt Ltd purchased Kh no. 102/2 an area of 1.70 HR of Mouza

- Kharsoli from Shriram Gyandeo Churad vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 1505 dated- 13/04/2009
17. **Kh No. 103/1-** The Black Diamond Agro Pvt Ltd purchased Kh no. 103/1 an area of 1.73 HR of Mouza Kharsoli from Yabsoda Maroti Bhakre vide sale deed which is duly registered in the office of Sub Registrar Nagpur -7 at Reg. Serial No. 2628 dated- 08/05/2008.
 18. **Kh No. 103/2**
 19. **Kh No. 104-** The Goverdhan Agro Farms Private Limited purchased Kh no. 104 an area of 1.32 HR of Mouza Kharsoli from Dhondba Bajirao Pethe vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5875 dated- 05/12/2007.
 20. **Kh No. 105/1/2-** The Goverdhan Agro Farms Private Limited purchased Kh no. 105/1/2 an area of 1.44 HR of Mouza Kharsoli from Bala Laxman Bhakre vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5923 dated- 07/12/2007
 21. **Kh No. 106-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 106 an area of 1.22 HR of Mouza Kharsoli from Santosh Laxman Bhakre vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5622 dated- 22/11/2007.
 22. **Kh No. 107-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 107 an area of 1.59 HR of Mouza Kharsoli from Manik Bajirao Pethe vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5623 dated- 22/11/2007
 23. **Kh No. 108-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 107 an area of 1.59 HR of Mouza Kharsoli from Sugandhabai Keshavrao Pethe , Madhukar Keshavrao Pethe , Krishna Keshavrao Pethe , Dilip Keshavrao Pethe , Janabai Bhagwan Hate , Nalubai Narayan Zalke vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5398 dated- 08/11/2007.
 24. **Kh No. 109-** The Goverdhan Enviro Farms Private Limited purchased Kh no. 109 an area of 2.79 HR of Mouza Kharsoli from Dnyaneshwar Ganpat Pethe vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 5272 dated- 02/11/2007.
 25. **Kh No. 98/3-** The Black Diamond Agro Pvt Ltd purchased Kh no. 98/3 an area of 1.00 HR of Mouza Kharsoli from Marotrao Mahadeo Khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 444 dated- 22/01/2008
 26. **Kh No. 98/4-** The Black Diamond Agro Pvt Ltd purchased Kh no. 98/4 an area of 1.60 HR of Mouza Kharsoli from Prakash Maratrao Khadse vide sale deed which is duly registered in the office of Sub Registrar Nagpur -10 at Reg. Serial No. 443 dated- 22/01/2008.
 27. **Kh No. 91, 89/2 & 105/2--** THAT Lok8 Infra Pvt. Ltd. has acquired Kh. No. 91 from Mrs. Purva Kothari, Mrs. Rachana Darda, Mrs. Ruchira Darda, Mrs. Sheetal Darda by way of sale deed dated 13-05-2025, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur, Nagpur in Book No. 1 at Sr. No. 4567 on even date. In the like manner Lok8 Infra Pvt. Ltd. has also acquired Kh. Nos. 89/2 and 105/2 from Vinod Anandrao Bhaskare by way of sale deed dated 21-11-2024, which is duly Registered in the Office of the Joint Sub Registrar, Nagpur, Nagpur in Book No, 1 at Sr. No, 10342 on even date.
 28. **Kh No. 105/1/1-** The Lok8 Infra Pvt Ltd purchased Kh no. 105/1/1 an area of 1.23 HR of Mouza Kharsoli from Bebibai Hiranman Bhakare , Pravin Hiranman Bhakare, Harshal Hiranman Bhakare vide sale deed which is duly registered in the office of Sub Registrar Nagpur - at Reg. Serial No. 4285 dated- 02/05/2025.
 29. THAT during the course of time, the names of Goverdhan Enviro Farms Pvt. Ltd., Black Diamond Agro Pvt. Ltd., Goverdhan Agro Farms Pvt. Ltd, and Gold Soil Agro Pvt. Ltd, are changed,
 30. THAT subsequently by the Order of the Hon'ble National Company Law Tribunal, Mumbai Bench Dated 14-05-2024, the companies namely Govardhan Realty Private Limited, Welsmelt Realty Private Limited, Gold Soil Realty Private Limited and one other company namely Yavatmal Realty Private Limited merged/amalgamated with Lok8 Infra Private Limited under Sections 232 r/w Section 230 and other applicable provisions of Companies Act, 2013 and Rules and as such all the properties owned by the said

companies are now owned and possessed by Lok8 Infra Pvt. Ltd.

31. THAT all Kh Nos. of Mouza - Kharsoli are now amalgamated and are allotted with Kh. No. 88 as per the Amalgamation Order issued by the Superintendent of Land Records, Nagpur vide his Order dated 21-7-2025.
32. **Whereas** Lok8 Infra Pvt. Ltd decided to develop aforesaid land applied for and obtained the final approval for the sanctioned layout in respect of a portion of the said Land admeasuring of 4,76,081.662 Sq. Mtrs. (excluding the 24 Mtrs. Wide DP Road) from the Hon'ble Metropolitan Commissioner, NMRDA vide letter bearing Approval No. NMRDA/LF/2025/APL/00424 dated 06.10.2025
33. **Whereas** aforesaid land has been converted for Non-Agricultural (Residential) Use by the Tahsildar, Nagpur (Rural) vide his Order Dated 03/10/2025 passed in Revenue Case No. 01/N.A.P.-34/2025-2026.
8. Whereas For the purpose of development of said land the aforesaid Lok8 Infra Pvt. Ltd entered into an Agreement of Development with Nagpur Metropolitan Region Development Authority, Nagpur on 31/10/2025 and executive Engineer (Metro) NMRDA has finally sanctioned and approved by the Executive Engineer. Nagpur Metropolitan Region Development Authority, Nagpur vide his Letter No. EE/NMRDA/DPC/AGREE/1929 dt 31/10/202.
34. Thereafter said project is plotted Development project known as" BROOKSIDE " Is duly registered under the provisions of Real Estate Regulatory Act under project registration no. PP1190002501455 dated 13/11/2025
35. WHEREAS PLOTS was released by the NMRDA vide his Letter No. E.E/NMRDA/DPC/RL/1957 dt 11/11/2025 .As Per Release Letter the area of **Plot No. C15-982**is shown and declared as 215.969 Sq. Mts.
36. Whereas Neha Nayan Ghatе being desirous of owing an plot for residential use approached to Lok8 Infra Pvt. Ltd with an offer to purchase **Plot No. C15-982**, Admeasuring Area 2325 Sq. Ft, (215.97 Sq. Mtrs) out of sanctioned layout known as "**BROOKSIDE**" being part and portion of amalgamated Khasra No. 88 of Mouza- Kharsoli , P H No. 38 situated at Village – Vela Harishchandra & Kharsoli , within the limits of NMRDA Tahsil- Nagpur (Rural) and District Nagpur therefore. after detailed negotiation Agreement to sell was executed by Lok8 Infra Private Limited acting through authorized signatory Akhilesh Manoj Bawankule in favour of Neha Nayan Ghatе duly registered in the office of Sub Registrar Nagpur -7 at Reg. Serial No. 15642 dated- 14/08/2026
37. That Neha Nayan Ghatе with Nayan Ghatе has approached to ICICI Home Finance Co. Ltd for loan to purchase above plot .

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Lok8 Infra Pvt. Ltd** is the owner of the schedule of property and he/she/they is/are having valid, clear and marketable title over the schedule property subject to decision /Judgment of Court before which the suit is pending related to the kh no. 98/3 & 98/4 .
- b) 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 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 is subject 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 provided
- 5.6 Whether all original documents for last 13/30 years have been scrutinized; if not give reasons? No, only photocopies provided
- 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 mortgage by deposit of title deeds is possible? yes
- 5.10** Whether the property is lease land? If yes, then what is the tenure of the lease? **No.**
- 5.11 Whether the land is Adivasi (tribal) land? No
- 5.12 Whether the land /property are joint family property? No
- 5.13 Whether Securitisation And Reconstruction of Financial Assets And Enforcement of Security Interest Act (SARFAESI ACT) is Applicable ? Yes
- 5.14 Is land/property/flat is 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? No
- 5.17 Whether POA as recorded in 5.15 is registered? 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 who permission/NOC is required and list 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 Report : Details:- MH010630904202627U dated 22/09/2026
- Search Conducted Years: 13 years
- Name of the Advocate / Searcher: **Adv Kailas U Rekawar**
- Search Report Date:
- Note:
- 5.21 Whether EC is obtained? EC Details:- No
- No. of Years EC Obtained
- Any Encumbrance to Specify: EC Applied by

PART VI: CERTIFICATE:

In view of the foregoing, I/We certify that the title deeds intended to be deposited, relating to the property and offered as security by way of registered/equitable mortgage and the documents of title referred to above are perfect evidence of the title and that if the said registered/**equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of registered/**equitable mortgage**.

I/We further certify that Lok8 Infra Pvt. Ltd has/would derive a valid, clear, marketable and unencumbered title in the property/ies stated above subject to decision /Judgment of Court before which the suit is pending related to the kh no. 98/3 & 98/4

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower Neha Nayan Ghatе with Nayan Ghatе.

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

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

1. **Original** -Registered Agreement to sell executed by Lok8 Infra Private Limited acting through authorized signatory Akhilesh Manoj Bawankule in favour of Neha Nayan Ghatе duly registered in the office of Sub Registrar Nagpur -7 at Reg. Serial No. 15642 dated- 14/08/2026
2. **Original** -Allotment letter
3. **Original** -own contribution receipt
4. **Original** -demand letter
5. **Original** - NOC to mortgage
6. **Original** - Proposed Registered Sale deed executed by Lok8 Infra Private Limited acting through authorized signatory Akhilesh Manoj Bawankule in favour of Neha Nayan Ghatе
7. **Original** -Possession letter
8. **Photocopy** -latest tax receipt
9. **System generated** -latest 7/12 extract
10. **Original** - NOI / RM in favour of ICICI Home Finance Co. Ltd

Following documents are required post disbursal:

REMARKS (IF ANY) :--

1. **There is litigation pending before 25 th CJSD and ACJM Nagpur vide case No. RCS/217/2025 between Vidhan Prakashrao khadse (plaintiff) vs Lok8 Infra Private Limited (defendant) related to Kh no. 98/3 & 98/4 .**
2. **Lease deed found during search between Lok8 Infra Private Limited and Maharashtra State Electricity Distribution Company -NGP-10/6522/2025 [Kh no. 79 , 2400 Sq Mtrs]**
3. **Lease deed found during search between Lok8 Infra Private Limited and Maharashtra State Electricity Distribution Company -NGP-10/6522/2025 [Kh no. 88 , area 350 Sq Mtrs]**

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ADV. KAILAS REKHAWAR

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