

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

OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
Above N.G.D.A Services,
Opp. Yeshwant Stadium,
Dhantoli, Nagpur.

Cell No.: 9822641434
E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

Online Documents
LEGAL SCRUTINY REPORT

Date – 11/08/2026

Ref. No. VSD/ICICI-HFC/AUG-26 (SC-12)

APP. NO: - 77000317122

APS NO. 10284882

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

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Shubhangi Ritesh Shirbhate.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Shubhangi Ritesh Shirbhate**
- 2. Name of the Co-applicant/s (if any) : Ritesh Dattatraya Shirbhate**
- 3. Type of Loan : Regular Home Loan**
- 4. Purpose of Loan : Self Construction**
- 5. Name of the Property Owner/s : Shubhangi Ritesh Shirbhate**
- 6. Description of the Property (with boundaries):**

All that piece and parcel of land at **Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.)**, being a portion of entire land at **Kh. No. 15 of Mouza – Chinchbhuvan**, P. H. No. 43, bearing **City Survey No. 61** and **Sheet No. 733/9**, situated in the Lay-out of Om Shanti Co-operative Housing Society Ltd., Nagpur, within the limits of NIT and NMC, bearing **NMC House No. 1497/7** in **Ward No. 75**, Tahsil Nagpur Gramin & District Nagpur and the Plot is bounded as under: -

On the East	-	Plot No. 8
On the West	-	Plot No. 6
On the North	-	25 Ft. Wide Road
On the South	-	Land of Kh. No. 16

- 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 Lay-out Plan.
2. Copy of registered Sale Deed bearing Anukram No. 564 and Reg. No. 563 (Chha) dt.10/01/1990 between Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur through its President Bhagwan Keshavrao Madavi in favour of Nana Sadashiv Amankar for Plot No. 7.
3. Copy of registered Power of Attorney bearing No. AKN-1-03120-2008 dt.11/11/2008 executed by Nana Sadashiv Amankar and Rukminibai Damodar Amankar in favour of Damodar Shriram Amankar for Plot No. 6 and 7.
4. Copy of No Objection Certificate for Sell –Purchase issued by the Secretary Om Shanti Gruh Nirman Sahkari Sanstha ltd., Nagpur.
5. Copy of registered Agreement for Sale bearing No. NGN-1-5130-2009 dt.29/10/2009 between Nana Sadashiv Amankar through its POAH Damodar Shriram Amankar in favour of Sudhakar Natthuji Ajmire.
6. Copy of Tax Paid Receipt bearing No. RCPT2223155921 dt.22/09/2022 for the years 2022 – 2023 issued by Nagpur Municipal Corporation in favour of Om Shanti Co-operative Housing Society, Nana Sadashiv Amnerkar and Purchaser Sudhakar Natthuji Ajmire.
7. Copy of registered Power of Attorney for Admission bearing No. AKG-2256-2024 dt.31/05/2024 executed by Nana Sadashiv Amankar in favour of Shweta Abhijeet Deshmukh.
8. Copy of registered Sale Deed bearing No. NGN-2-4314-2024 dt.15/06/2024 between Nanarao Sadashiv Amankar in favour of Sudhakar Natthuji Ajmire.
9. Copy of registered Sale Deed bearing No. NGN-2-3948-2025 dt.23/04/2025 between Sudhakar Natthuji Ajmire in favour of Shubhangi Ritesh Shirbhate.
10. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.11/08/2026.

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 land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, P. H. No. 43, bearing City Survey No. 61 and Sheet No. 733/9, situated in the Lay-out of Om Shanti Co-operative Housing Society Ltd., Nagpur, within the limits of NIT and NMC, bearing NMC House No. 1497/7 in Ward No. 75, Tahsil Nagpur Gramin & District Nagpur was owned and possessed by Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur having its Reg. No. 434/83.

Whereas, the Society Om Shanti Co-operative Housing Society Ltd., Nagpur through its President Bhagwan Keshavrao Madavi had transferred the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan in favour of Nana Sadashiv Amankar by way of registered Sale Deed bearing Anukram No. 564 and Reg. No. 563 (Chha) dt.10/01/1990 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur. Thereby, by virtue of the said registered Sale Deed Nana Sadashiv Amankar became the absolute owner of the Plot No. 7.

Whereas, the owner Nana Sadashiv Amankar alongwith Rukminibai Damodar Amankar had executed a registered Power of Attorney bearing No. AKN-1-03120-2008 dt.11/11/2008 in favour of Damodar Shriram Amankar in relation to the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan along with other property and the said document is duly registered in Add. Book No. 1 in the office of Sub-registrar Akola.

Whereas, the owner Nana Sadashiv Amankar had decided to transferred the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Sudhakar Natthuji Ajmire and therefore the owner Nana

Sadashiv Amankar through its POAH Damodar Shriram Amankar had entered into an registered Agreement for Sale bearing No. NGN-1-5130-2009 dt.29/10/2009 in favour of Sudhakar Natthuji Ajmire and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur-1.

Whereas, the owner Nana Sadashiv Amankar had executed a registered Power of Attorney for Admission bearing No. AKG-2256-2024 dt.31/05/2024 in favour of Shweta Abhijeet Deshmukh, in relation to the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Akola -2.

Later on, the owner Nanarao Sadashiv Amankar through its POAH for Admission Shweta Abhijeet Deshmukh had transfered the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Sudhakar Natthuji Ajmire by way of registered Sale Deed bearing No. NGN-2-4314-2024 dt.15/06/2024 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 2 and for the said transaction Secretary of Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur had issued a No Objection Certificate for Sell –Purchase. That, by virtue of the aforesaid transaction Sudhakar Natthuji Ajmire became the absolute owner of the said Plot No. 7 and he had paid the Tax for the years 2022 – 2023 vide Tax Paid Receipt bearing No. RCPT2223155921 dt.22/09/2022 for the years 2022 – 2023 issued by Nagpur Municipal Corporation.

Whereas, the owner Sudhakar Natthuji Ajmire had transferred the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Shubhangi Ritesh Shirbhate by way of registered Sale Deed bearing No. NGN-2-3948-2025 dt.23/04/2025 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 2. Thereby, by virtue of the said registered Sale Deed Shubhangi Ritesh Shirbhate became the absolute owner of the scheduled property. **Property needs to be regularize under Gunthewari Act.**

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 **Shubhangi Ritesh Shirbhate** is the owner of the schedule of property and he/she/they is having valid, clear and marketable title over the schedule property. That during the course of my inspection, I did not come 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 and the Property needs to be regularize.
- b) 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.
- c) 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
Property needs to be regularize under Gunthewari Act.
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
Recent Tax Paid receipt for the year 2026-2027 is required.
- 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
- 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 : 11/08/2026
 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 **Shubhangi Ritesh Shirbhate** would/has derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Shubhangi Ritesh Shirbhate and Ritesh Dattatraya Shirbhate** and the **scheduled property needs to be regularized under Gunthewari Act**.

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. Copy of sanctioned Lay-out Plan.
2. Original registered Sale Deed bearing Anukram No. 564 and Reg. No. 563 (Chha) dt.10/01/1990 between Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur through its President Bhagwan Keshavrao Madavi in favour of Nana Sadashiv Amankar for Plot No. 7.
3. Certified Copy of registered Power of Attorney bearing No. AKN-1-03120-2008 dt.11/11/2008 executed by Nana Sadashiv Amankar and Rukminibai Damodar Amankar in favour of Damodar Shriram Amankar for Plot No. 6 and 7.
4. Original No Objection Certificate for Sell –Purchase issued by the Secretary Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur.
5. Original registered Agreement for Sale bearing No. NGN-1-5130-2009 dt.29/10/2009 between Nana Sadashiv Amankar through its POAH Damodar Shriram Amankar in favour of Sudhakar Natthuji Ajmire.
6. Original registered Power of Attorney for Admission bearing No. AKG-2256-2024 dt.31/05/2024 executed by Nana Sadashiv Amankar in favour of Shweta Abhijeet Deshmukh.
7. Original registered Sale Deed bearing No. NGN-2-4314-2024 dt.15/06/2024 between Nanarao Sadashiv Amankar in favour of Sudhakar Natthuji Ajmire.
8. Original registered Sale Deed bearing No. NGN-2-3948-2025 dt.23/04/2025 between Sudhakar Natthuji Ajmire in favour of Shubhangi Ritesh Shirbhate.
9. Original Tax Paid Receipt for the years 2026-2027 issued by Nagpur Municipal Corporation in favour of Shubhangi Ritesh Shirbhate.

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

NA

Remarks, if any: -

Enclosure: - Search Receipt No. MH008135224202627E, dt.11/08/2026.

Place: - Nagpur

Date: 11/08/2026

Yours faithfully,
ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
(ADVOCATE)

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.co
m, c=IN
Date: 2026.08.12 10:50:41 +05'30'

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
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OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
 Above N.G.D.A Services,
 Opp. Yeshwant Stadium,
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Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 11/08/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Shubhangi Ritesh Shirbhate and Ritesh Dattatraya Shirbhate, both R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Shubhangi Ritesh Shirbhate** 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 land at **Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.)**, being a portion of entire land at **Kh. No. 15** of **Mouza – Chinchbhuvan**, P. H. No. 43, bearing **City Survey No. 61** and **Sheet No. 733/9**, situated in the Lay-out of Om Shanti Co-operative Housing Society Ltd., Nagpur, within the limits of NIT and NMC, bearing **NMC House No. 1497/7** in **Ward No. 75**, Tahsil Nagpur Gramin & District Nagpur and the Plot is bounded as under: -

On the East	-	Plot No. 8
On the West	-	Plot No. 6
On the North	-	25 Ft. Wide Road
On the South	-	Land of Kh. No. 16

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 land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, P. H. No. 43, bearing City Survey No. 61 and Sheet No. 733/9, situated in the Lay-out of Om Shanti Co-operative Housing Society Ltd., Nagpur, within the limits of NIT and NMC, bearing NMC House No. 1497/7 in Ward No. 75, Tahsil Nagpur Gramin & District Nagpur was owned and possessed by Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur having its Reg. No. 434/83.

Whereas, the Society Om Shanti Co-operative Housing Society Ltd., Nagpur through its President Bhagwan Keshavrao Madavi had transferred the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan in favour of

Nana Sadashiv Amankar by way of registered Sale Deed bearing Anukram No. 564 and Reg. No. 563 (Chha) dt.10/01/1990 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur. Thereby, by virtue of the said registered Sale Deed Nana Sadashiv Amankar became the absolute owner of the Plot No. 7.

Whereas, the owner Nana Sadashiv Amankar alongwith Rukminibai Damodar Amankar had executed a registered Power of Attorney bearing No. AKN-1-03120-2008 dt.11/11/2008 in favour of Damodar Shriram Amankar in relation to the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan along with other property and the said document is duly registered in Add. Book No. 1 in the office of Sub-registrar Akola.

Whereas, the owner Nana Sadashiv Amankar had decided to transferred the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Sudhakar Natthuji Ajmire and therefore the owner Nana Sadashiv Amankar through its POAH Damodar Shriram Amankar had entered into an registered Agreement for Sale bearing No. NGN-1-5130-2009 dt.29/10/2009 in favour of Sudhakar Natthuji Ajmire and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur-1.

Whereas, the owner Nana Sadashiv Amankar had executed a registered Power of Attorney for Admission bearing No. AKG-2256-2024 dt.31/05/2024 in favour of Shweta Abhijeet Deshmukh, in relation to the said land at Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Akola -2.

Later on, the owner Nanarao Sadashiv Amankar through its POAH for Admission Shweta Abhijeet Deshmukh had transfered the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Sudhakar Natthuji Ajmire by way of registered Sale Deed bearing No. NGN-2-4314-2024 dt.15/06/2024 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 2 and for the said transaction Secretary of Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur had issued a No Objection Certificate for Sell –Purchase. That, by virtue of the aforesaid transaction Sudhakar Natthuji Ajmire became the absolute owner of the said Plot No. 7 and he had paid the Tax for the years 2022 – 2023 vide Tax Paid Receipt bearing No. RCPT2223155921 dt.22/09/2022 for the years 2022 – 2023 issued by Nagpur Municipal Corporation.

Whereas, the owner Sudhakar Natthuji Ajmire had transferred the Plot No. 7, total area admeasuring 132.43 Sq. Mtrs., (1425 Sq. Ft.), being a portion of entire land at Kh. No. 15 of Mouza – Chinchbhuvan, in favour of Shubhangi Ritesh Shirbhate by way of registered Sale Deed bearing No. NGN-2-3948-2025 dt.23/04/2025 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur – 2. Thereby, by virtue of the said registered Sale Deed Shubhangi Ritesh Shirbhate became the absolute owner of the scheduled property. **Property needs to be regularize under Gunthewari Act.**

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 owners **Shubhangi Ritesh Shirbhate** 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, **Shubhangi Ritesh Shirbhate** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Shubhangi Ritesh Shirbhate** 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 Lay-out Plan.
2. Copy of registered Sale Deed bearing Anukram No. 564 and Reg. No. 563 (Chha) dt.10/01/1990 between Om Shanti Gruh Nirman Sahkari Sanstha Ltd., Nagpur through its President Bhagwan Keshavrao Madavi in favour of Nana Sadashiv Amankar for Plot No. 7.
3. Copy of registered Power of Attorney bearing No. AKN-1-03120-2008 dt.11/11/2008 executed by Nana Sadashiv Amankar and Rukminibai Damodar Amankar in favour of Damodar Shriram Amankar for Plot No. 6 and 7.
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6. Copy of Tax Paid Receipt bearing No. RCPT2223155921 dt.22/09/2022 for the years 2022 – 2023 issued by Nagpur Municipal Corporation in favour of Om Shanti Co-operative Housing Society, Nana Sadashiv Amnerkar and Purchaser Sudhakar Natthuji Ajmire.
7. Copy of registered Power of Attorney for Admission bearing No. AKG-2256-2024 dt.31/05/2024 executed by Nana Sadashiv Amankar in favour of Shweta Abhijeet Deshmukh.
8. Copy of registered Sale Deed bearing No. NGN-2-4314-2024 dt.15/06/2024 between Nanarao Sadashiv Amankar in favour of Sudhakar Natthuji Ajmire.
9. Copy of registered Sale Deed bearing No. NGN-2-3948-2025 dt.23/04/2025 between Sudhakar Natthuji Ajmire in favour of Shubhangi Ritesh Shirbhate.

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 not mentioned in the City Survey records.

5. **Possession:**

Shubhangi Ritesh Shirbhate 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. MH008135224202627E, dt. 11/08/2026**, 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, **ex** 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 **Shubhangi Ritesh Shirbhate** 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.

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. **Subject to regularization of the scheduled property under Gunthewari Act.**

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

Place: - Nagpur
Date: 11/08/2026

ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
(ADVOCATE)

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o=ADVOCATE,
email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.08.12 10:50:59 +05'30'