



Shweta M. Mane (Kakad)
L.L.B, L.L.M (Pune)
ADVOCATE & NOTARY

📍 Swami Plot no. 4
Shrikrishna Nagar, Beside Darda Nagar
Darwhe Road, Yavatmal-445001
📞 Cell:- 07020796029, 09921665669
✉ Email:-adv.shwetakakad@gmail.com

Date:- 26/09/2026

To,

The Branch Manager,

ICICI Home Finance Ltd.

LAN No: **77000351926**

TITLE VERIFICATION AND SEARCH REPORT

1.	Name and Address of the Property Holder / Title holder	SHEKH AJAM SHEKH KASAM, r/o. Yavatmal, Tq. Dist. Yavatmal		
2.	Name and Address of Mortgagor	SHEKH AJAM SHEKH KASAM, r/o. Yavatmal, Tq. Dist. Yavatmal		
3.	DESCRIPTION OF PLOT			
a.	Survey No./Gat No.	Field Survey No. /Gat No. 55/1-K,		
b.	Door No./Plot no./ House no	Layout Plot no. 3 (part)		
c.	Extent/ area including plinth/ built up area in case of house property	Area admeasuring about 228.12 sq.mtrs. and construction thereon of house having built up area 46.384 sq.mtr.		
d.	Location	Situated at Kasbe Yavatmal, Tq. Dist. Yavatmal		
	BOUNDARIES OF PROPERTY			
	East	West	North	South
	Part of Field Survey No. 55	Layout 12 mtr. Road	Service Road and Yavatmal-Nagpur Road	Remaining part of Plot no. 3

4. Details/Description Of Documents Scrutinized

- N.A. order and Sanctioned Layout Map, dated 01/01/2011.
- Photo copy of sale deed dated 29/01/2011, deed No. 764/2011
- Photo copy of sale deed dated 24/03/2025, deed No. 1604/2025
- Sanctioned Building Plan and Permit, dated 02/11/2011.
- Certified copy of 7/12 extract, dated 25/08/2026
- Certified copy of Mutation extract, dated 25/08/2026
- LOD from Hinduja Housing Finance Ltd., dated 23/09/2026.

5. Flow Of Title:-

I have obtained necessary searches in the Sub- Registrar office at Yavatmal for the period from **2014 to 2026** (13 years). Mutation and all other relevant documents in respect of the aforesaid property, my report is as follows: -

- That the Land comprised in Field Survey No. 55/1-K of Kasbe Yavatmal, Tq. and Dist. Yavatmal, admeasuring area 2 Hectar 02 R., was previously owned and possessed by Mr. Devendrakumar Ganpatlal Chamediya, prior to 2009.
- Thereafter Mr. Devendrakumar Ganpatlal Chamediya applied before the Additional Collector Yavatmal for the conversion of 1 Hectar 92 R land from the above land into non-agricultural purpose and said authority registered the matter vide Rev Case no. 28/N.A.P.-34/2009-2010 and passed the conversion order on dated 01/01/2011. Thereafter layout was prepared and plots were established. Out of all these plots, Layout Plot No. 3 (part) is the subject matter of this search.
- Thereafter Mr. Devendrakumar Ganpatlal Chamediya sold Layout Plot No. 3, area admeasuring about 456.26 sq.mtr., out of Field Survey No. 55/1-K, of Kasbe Yavatmal Tq. Dist. Yavatmal, to Sheikh Shabbir Sheikh Bashir Kanoje by way of registered Sale Deed on dated 29/01/2011, vide deed No. 764/2011 executed at Sub-Registrar Office Yavatmal.
- Thereafter, Mr. Sheikh Shabbir Sheikh Bashir Kanoje constructed the house on his part i.e. northern part of Plot no. 3, having built up area 500.00 sq.ft., and for the purpose of the same he has obtained necessary permission from Panchayat Samiti Yavatmal on dated 02/11/2011.
- Thereafter Mr. Sheikh Shabbir Sheikh Bashir Kanoje sold the Layout Plot no. 3 (part), area admeasuring 228.12 sq.mtr. (i.e. 2454.57 sq.ft.) and construction thereon of house having built up area 46.384 sq.mtr., out of Field Survey No. /Gat No. 55/1-K, Kasbe Yavatmal, to Shekh Ajam Shekh Kasam by way of registered Sale Deed dated 24/03/2025, vide deed No. 1604/2025, executed at Sub Registrar Office Yavatmal-1.
- Accordingly an entry in respect of the above said transaction is taken into Mutation record and this fact is also evident by 7/12 extract and mutation entry no. 19547 in the name of Shekh Ajam Shekh Kasam issued by Talathi Yavatmal.
- Thereafter, Shekh Ajam Shekh Kasam mortgaged the above property with the Hinduja Housing Finance Ltd. Branch at Yavatmal, and said property is still mortgaged with the said Bank. Therefore, NOC should be obtained.
- That the link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant record of Registrar of documents, Revenue record. I am satisfied & confirmed that the property is heritable and transferable and the transferor has right to transfer. All necessary parties have been joined in the documents and the documents have desired legal effect. Fact and Event Material to title have been satisfactorily proved.

CERTIFICATE

I hereby certify that the above-mentioned property of **Shekh Ajam Shekh Kasam**, is/are free from all sorts of encumbrances, charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable except the loan already taken from **Hinduja Housing Finance Ltd. Branch at Yavatmal**.

It is also hereby certified that the above mentioned land is not attached by any restriction of Urban Land (ceiling and Regulation) Act, 1976 and the same is not under any claim of CMDA and CIT and it is fit for equitable mortgage. The **challan no. 1114955215 & MH010904500202627E dated 26/09/2026** for the relevant search is enclosed hereto.

Minor/(s) and his/ their interest in the property/(ies) is to the extent of Nil (Specify the share of the Minor with Name). (Strike out if not applicable).

The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Shekh Ajam Shekh Kasam**.

I certify that **Shekh Ajam Shekh Kasam** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

It is further certified that I have verified from the Sub. Registrar's office about the genuineness of the title deed(s) examined by me and that the same is (are) original and not duplicate or fake.

6. Following documents needs to be submitted at the time of disbursement of the loan:-

1. N.A. order and Sanctioned Layout Map, dated 01/01/2011.
2. Photo copy of sale deed dated 29/01/2011, deed No. 764/2011
3. Photo copy of sale deed dated 24/03/2025, deed no. 1604/2025
4. Certified/Digitally signed copy of latest 7/12 extract.
5. Sanctioned Building Plan and Permit.
6. Original LOD from **Hinduja Housing Finance Ltd. Branch at Yavatmal**.

Following documents are required post disbursal [If any]:-

1. Original sale deed dated 29/01/2011, deed No. 764/2011.
2. Original sale deed dated 24/03/2025, deed no. 1604/2025.
3. Original NOC/registered release deed from **Hinduja Housing Finance Ltd. Branch at Yavatmal**.

Place: Yavatmal
Date: 26/09/2026

Adv.Shweta
Mane[Kakad]

Digitally signed by
Adv.Shweta Mane[Kakad]
Date: 2026.10.07 13:49:18
+05'30'

Signature of Advocate