

Vinay M. Linge

Advocate

Civil Lines, Chandrapur

Phone No. (07172-252617)

Mob No. 9325304993

Date : 24/09/2026

APP NO. 10332513 (77000352818, 77000352819)

To,
ICICI Home Finance Limited
Branch Chandrapur.

TITLE VERIFICATION & SEARCH REPORT

Dear Sir/Madam,

On the basis of relevant documents submitted by **ICICI Home Finance Ltd., Chandrapur** for the purpose of verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY: All that Piece and Parcel of Residential Flat No. F-3 constructed on First Floor of "Parijat Apartment" having Built Up area 65.93 Sq. Mtr. and Undivided share of Land area 59.23 Sq. Mtr. out of total Land area 584.49 Sq. Mtr. of Plot No. 18, 27 & 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur.

Bounded as under; land

East	6 Mtr. Layout Road
West	9 Mtr. Layout Road
North	9 Mtr. Layout Road
South	Plot No. 19 & 26

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2013 to 2025 in the office of Sub-Registrar **Bhadrawati**, I have also perused document placed before me.

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

1. That, All that Piece and Parcel of Land area 2.72 HR of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur was owned by Dhondu Kesu Gore, Shri. Shankar Kesu Gore, Shri. Undaru Kesu Gore, Smt. Sakhubai Samba Gore and Bandu Samba Gore
2. That, Dhondu Kesu Gore, Shri. Undaru Kesu Gore, Bandu Samba Gore for self and Power of Attorney Holder of Shri. Shankar Kesu Gore, & Smt. Sakhubai Samba Gore executed Registered Sale Deed in respect of Land area 2.72 HR of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Roshanlal Dongaram Chaddha & Shamlal Sitarmal Agrawal vide registered document bearing No. 772/2006, dt. 09/05/2006.
3. That, Shamlal Sitarmal Agrawal applied for the diversion of Land area 2.72 HR of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur and accordingly Hon'ble District Collector Chandrapur diverted the land for Non-Agricultural and Residential use vide the order passed in Revenue case No. 16/NAP-34/2006-2007, Dt. 30/12/2006. And layout plots were drawn accordingly.
4. That, Roshanlal Dongaram Chaddha was died and after his death being the legal heir's name of Anuj Krishnakumar Chaddha, Mohit Satishkumar Chaddha & Rahul Roshanlal Chaddha were duly mutated in Revenue record.

5.	That, Roshanlal Dongaram Chaddha, Anuj Krishnakumar Chaddha, Mohit Satishkumar Chaddha & Rahul Roshanlal Chaddha executed Registered Sale Deed in respect total Land area 17073.84 Sq. Mtr. of Plot No. 1 to 99 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Jyoti Mahesh Tahaliyani, Sou. Mina Manoj Tahaliyani, Shri. Rakesh Sundarlal Tahaliyani & Jitendra Premjibhai Thakkar vide registered document bearing No. 612/2009, dt. 20/04/2009.
6.	That, Jyoti Mahesh Tahaliyani, Sou. Mina Manoj Tahaliyani, Shri. Rakesh Sundarlal Tahaliyani & Jitendra Premjibhai Thakkar through Power of Attorney Holder Nitin Ghanshyam Bhutada executed Registered Sale Deed in respect of Land area 248.62 Sq. Mtr. of Plot No. 18, Land area 150 Sq. Mtr. of Plot No. 27 & Land area 260.87 Sq. Mtr. of Plot No. 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Prashant Sudhakarrrao Kashettiwar vide registered document bearing No. 2520/2012, dt. 09/12/2012.
7.	That, Jitendra Premjibhai Thakkar & others in order to carry out the construction of Residential units on total Land area 584.49 Sq. Mtr. of Plot No. 18, 27 & 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur and accordingly M.C. Bhadrawati granted the permission vide letter dated 03/10/2012.
8.	That, Jyoti Mahesh Tahaliyani, Sou. Mina Manoj Tahaliyani, Shri. Rakesh Sundarlal Tahaliyani & Jitendra Premjibhai Thakkar through Power of Attorney Holder Nitin Ghanshyam Bhutada executed Registered Sale Deed in respect of Land area 185.87 Sq. Mtr. of Plot No. 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Prashant Sudhakarrrao Kashettiwar vide registered document bearing No. 140/2013, dt. 17/01/2013
9.	That, Prashant Sudhakarrrao Kashettiwar executed Unregistered Agreement to Sale in respect of Residential Flat No. F-3 constructed on First Floor of "Parijat Apartment" having Built Up area 65.93 Sq. Mtr. and Undivided share of Land area 59.23 Sq. Mtr. out of total Land area 584.49 Sq. Mtr. of Plot No. 18, 27 & 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Prakash Namdeo Pendam vide dated 02/09/2026.
10.	Whereas the name of the present owner has been duly muted in the revenue records.

It is pertinent to note that the present owner is having full ownership over the plot with approved sub-division and therefore the property can be mortgage strictly as per the policy of bank.

That since the Inspector General of Registration and Controller of Stamp had issued circular, dated 12/07/2021, wherein the embargo has been levied upon the sale-purchase transaction of plot wherein the Sub-Division has been granted by the Competent Authority. Hence this report is strictly subject to the adherence as per the policy of ICICI Home Finance Ltd.

- From the perusal of all Xerox documents submitted and perusal thereof, I am of the opinion that **Prashant Sudhakarrrao Kashettiwar** is the owner of the scheduled of property and he has valid, clear and marketable title over the scheduled property.
- That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar **Bhadrawati** by depositing Rs. 325/- vide Receipt No. GRN - MH010798303202627P, dated 24/09/2026

- That during the course of my inspection, I did not come across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrance, charges, lien, etc. and the owners are having clear, valid and marketable title over the scheduled property.
- That it is needless to maintain 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.
- *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 and hence this report is strictly to original documents verification by the ICICI Home Finance Ltd.*

DOCUMENTS PERUSED:

1. **Photocopy:** Registered Sale Deed Doc. No. BDV-2520/2012, Dt. 09/10/2012
2. **Photocopy:** Registered Correction Deed Doc. No. 140/2013, dt. 17/01/2013
3. **Original:** Unregistered Agreement to Sale, dt. 02/09/2026
4. **Original:** Latest Proposed Registered Sale Deed executed by Prashant Sudhakarrao Kashettiwar in favor of Prakash Namdeo Pendam.
5. **Photocopy:** N.A. Order with Map, dt. 30/12/2006.
6. **Photocopy:** Construction permission, Dt. 03/10/2012.
7. **Online/True copy:** 7/12 Extract, dt. 12/09/2026.
8. **Original:** Latest Notice of Intimation to SRO Bhadravati executed by Prashant Sudhakarrao Kashettiwar & others in favor of ICICI Home Finance Limited.

Hence, this report of Search & Verification of Title.

Chandrapur
Date: 24/09/2026

VINAY
MANOHAR
LINGE
Adv. Vinay M. Linge

NOTARY PUBLIC
CHANDRAPUR
14/09/2026



CHALLAN
MTR Form Number-6



SRN	MH010798303202627P	BARCODE			Date	24/09/2026-14:57:26		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 BDV_BHADRAWATI SUB REGISTRAR					Full Name		ADV VINAY M LINGE CHANDRAPUR		
Location CHANDRAPUR									
Year 2026-2027 From 01/01/2014 To 24/09/2026					Flat/Block No.		SEARCH FROM 2014 TO 2026 FOR 13 YRS		
Account Head Details				Amount In Rs.	Premises/Building				
30072201 SEARCH FEE				325.00	Road/Street		FLAT NO F-3 BT AR 65.93 SQ MTR		
					Area/Locality		SUMTHANA		
					Town/City/District				
					PIN				
					Remarks (If Any)				
					S NO 85 PLOT NO 18, 27 AND 28 UD AR 59.23 SQ MTR OUT OF TT AR				
					584.49 SQ MTR				
					Amount In		Three Hundred Twenty Five Rupees Only		
Total				325.00	Words				
Payment Details SBIEPAY PAYMENT GATEWAY					FOR USE IN RECEIVING BANK				
Cheque-DD Details					Bank CIN	Ref. No.	10000502026092405948	2515567906933	
Cheque/DD No.					Bank Date	RBI Date	24/09/2026-14:57:34	Not Verified with RBI	
Name of Bank					Bank-Branch		SBIEPAY PAYMENT GATEWAY		
Name of Branch					Scroll No. , Date		Not Verified with Scroll		

Department ID :

Mobile No. : XXXXXX4993

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

जर चलन "टाइप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करता याच्या दस्तांसाठी लागू नाही.

Vinay M. Linge

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Date : 24/09/2026

TITLE SEARCH CUM LEGAL SCRUTINY REPORT

To,
ICICI Home Finance Limited
Branch Chandrapur.

Dear Sir/Madam,

Subject : Legal Scrutiny Report in respect of the file of Prakash Namdeo Pendam

As desired by you, I am furnishing hereunder the Legal Scrutiny Report with Title Search in respect of the property (Described in Part - I hereto).

PART - I: PROPERTY DETAILS:

1. Name of Applicant/Borrower/s: Prakash Namdeo Pendam
2. Name of the Co-applicant/s :(if any): Sangeeta Prakash Pendam
3. Type of Loan: Regular Home Loan-Builder
4. Purpose of Loan: Home Purchase
5. Name of the Property Owner: Prashant Sudhakar Rao Kashettiwar
6. **Description of Property (with Boundaries):** All that Piece and Parcel of Residential Flat No. F-3 constructed on First Floor of "Parijat Apartment" having Built Up area 65.93 Sq. Mtr. and Undivided share of Land area 59.23 Sq. Mtr. out of total Land area 584.49 Sq. Mtr. of Plot No. 18, 27 & 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur.
7. **Bounded as under: land**

East	6 Mtr. Layout Road
West	9 Mtr. Layout Road
North	9 Mtr. Layout Road
South	Plot No. 19 & 26
8. **Nature /Status of the Property:** Residential Flat
9. **Type of Property:** Self-Acquired/Purchased

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

Sr. No.	Original/ Photocopy	Dated/Doc. No.	Issued/executed by/Between	In Favor of
1	Photocopy	Registered Sale Deed Doc. No. BDV-2520/2012, Dt. 09/10/2012	Shri. Jitendra Premjibhai Thakkar & others	Prashant Sudhakar Rao Kashettiwar
2	Photocopy	Registered Correction Deed Doc. No. 140/2013, dt. 17/01/2013	Shri. Jitendra Premjibhai Thakkar & others	Prashant Sudhakar Rao Kashettiwar
3	Photocopy	Unregistered Agreement to Sale, dt. 02/09/2026	Prashant Sudhakar Rao Kashettiwar	Prakash Namdeo Pendam
4	Photocopy	N.A. Order with Map, dt. 30/12/2006	Hon'ble District Collector Chandrapur	
5	Photocopy	Construction permission, Dt. 03/10/2012	M.C. Bhadrawati	
6	Photocopy	7/12 Extract, dt. 12/09/2026		

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

1	That, All that Piece and Parcel of Land area 2.72 HR of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur was owned by Dhondu Kesu Gore, Shri. Shankar Kesu Gore, Shri. Undaru Kesu Gore, Smt. Sakhubai Samba Gore and Bandu Samba Gore
2.	That, Dhondu Kesu Gore, Shri. Undaru Kesu Gore, Bandu Samba Gore for self and Power of Attorney Holder of Shri. Shankar Kesu Gore, & Smt. Sakhubai Samba Gore executed Registered Sale Deed in respect of Land area 2.72 HR of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Roshanlal Dongaram Chaddha & Shamlal Sitarmal Agrawal vide registered document bearing No. 772/2006, dt. 09/05/2006.
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4.	That, Roshanlal Dongaram Chaddha was died and after his death being the legal heir's name of Anuj Krishnakumar Chaddha, Mohit Satishkumar Chaddha & Rahul Roshanlal Chaddha were duly mutated in Revenue record.
5.	That, Roshanlal Dongaram Chaddha, Anuj Krishnakumar Chaddha, Mohit Satishkumar Chaddha & Rahul Roshanlal Chaddha executed Registered Sale Deed in respect total Land area 17073.84 Sq. Mtr. of Plot No. 1 to 99 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Jyoti Mahesh Tahaliyani, Sou. Mina Manoj Tahaliyani, Shri. Rakesh Sundarlal Tahaliyani & Jitendra Premjibhai Thakkar vide registered document bearing No. 612/2009, dt. 20/04/2009.
6.	That, Jyoti Mahesh Tahaliyani, Sou. Mina Manoj Tahaliyani, Shri. Rakesh Sundarlal Tahaliyani & Jitendra Premjibhai Thakkar through Power of Attorney Holder Nitin Ghanshyam Bhutada executed Registered Sale Deed in respect of Land area 248.62 Sq.

	Mtr. of Plot No. 18, Land area 150 Sq. Mtr. of Plot No. 27 & Land area 260.87 Sq. Mtr. of Plot No. 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur in favor of Prashant Sudhakar Rao Kashettiwar vide registered document bearing No. 2520/2012, dt. 09/12/2012.
7.	That, Jitendra Premjibhai Thakkar & others in order to carry out the construction of Residential units on total Land area 584.49 Sq. Mtr. of Plot No. 18, 27 & 28 out of Survey No. 85, situated at Mouza Sumthana, New T.S. No. 36 (Old T.S. No. 31), Tah. Bhadrawati & Dist Chandrapur and accordingly M.C. Bhadrawati granted the permission vide letter dated 03/10/2012.
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10.	Whereas the name of the present owner has been duly muted in the revenue records.

PART IV: EVIDENCE OF THE TITLE PROPERTY:

Sr. No.	Original/ Photocopy	Dated	Issued/Executed by	In Favour of
1	Photocopy	Registered Sale Deed Doc. No. BDV-2520/2012, Dt. 09/10/2012	Shri. Jitendra Premjibhai Thakkar & others	Prashant Sudhakar Rao Kashettiwar
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3	Original	Unregistered Agreement to Sale, dt. 02/09/2026	Prashant Sudhakar Rao Kashettiwar	Prakash Namdeo Pendam
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6	Online/ True copy	7/12 Extract, dt. 12/09/2026		
7	Original	Latest Proposed Registered Sale Deed	Prashant Sudhakar Rao Kashettiwar	Prakash Namdeo Pendam
8	Original	Notice of Intimation to SRO Bhadrawati	Prakash Namdeo Pendam	ICICI Home Finance Limited

PART - V : OTHER PROVISIONS :

5.1	Whether provisions of Urban Land Ceiling Act are applicable?	No
5.2	Whether property/ies 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?	Yes
5.6	Whether all original documents for last 13/30 years have been scrutinized; if not give reasons?	Yes
5.7	Whether required documents are available for creating mortgage?	Yes
5.8	Whether all previous owners of the property had the right and competency to transfer the property?	Yes
5.9	Whether the proposed mortgage by deposit of the title deeds is possible?	Yes
5.10	What is the tenure of the land; if it is leased?	No
5.11	Whether the land is Adivasi (tribal) land?	No
5.12	Whether the land/property is Joint Family Property?	No
5.13	Whether SARFAESI Act applicable?	Yes
5.14	Is the land/property/flat is subject to any reservation/acquisition/requisition?	No
5.15	Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favor 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 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.	No