

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

LEGAL SCRUTINY REPORT

Date – 12/09/2026

Ref. No. VSD/ICICI-HFC/SEPT 26/ (NAVIN 15)

APP. NO: - 77000343106

LOS NO. 10323889

ODV by Savita on 19/09/2026

To,

ICICI Home Finance Ltd.,
Khamla Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Kunal Eknath Charde

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Kunal Eknath Charde**
- 2. Name of the Co-applicant/s (if any) : Mangala Ravinandan Yadav**
- 3. Type of Loan : Prime Home Loan**
- 4. Purpose of Loan : Flat Purchase**
- 5. Name of the Property Owner/s : Vinod Shamji Gajbhiye**
- 6. Description of the Property (with boundaries):**

All that in the piece and parcel of **MHADA Land at Plot No. R-1 of Mouza - Butibori**, situated at **32 Flats High Income Group Scheme** Butibori, Nagpur within the limits of Nagar Parishad Butibori Tahsil Nagpur Gramin & District Nagpur together with **14 Years Old RCC Superstructures** comprising of at **Flat /Tenament No. H-B-105 on the First Floor**, having a **Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft)** and the plot is bounded as under: -

On the East	-	-
On the West	-	-
On the North	-	-
On the South	-	-

As per Technical Report required

- 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. Original Allotment Letter bearing No. क्रमांक/नाम/९६४३/मि.व्य/३२/बुटीबोरी/वाटप/२०१२ dt. 12/12/2012 issued by Nagpur Housing & Area Development Board Nagpur in favour of Shri Vinod Shamji Gajbhiye.**
- 2. Copy of Sanctioned Building Plan.**
- 3. Copy of No dues Certificate issued by HDFC on 19/10/2024**
- 4. Copy of MHADA paid receipt No. 041 dt. 20/05/2025 issued by Nagpur Housing and Area Development Board**
- 5. Original NOC for Sale bearing No. क्र नामं./मि.व्य-२/5977/ना.ह.प्र./बहुमजली/२०२६ dt.10/07/2026 issued by Nagpur Housing & Area Development Board Nagpur in favour of Shri Vinod Shamji Gajbhiye.**

6. Copy of Letter regarding the construction area of the Apartment bearing No. क्र. जा.क./मु.अ./ना.म./7114/२०२६ dt.27/08/2026 issued by Assistant Architect and Designer, Nagpur Housing and Area Development Board.
7. Copy of Notarized Agreement to Sale Draft between Shri Vinod Shamji Gajbhiye in favour of Shri Kunal Eknath Charde.
8. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.12/09/2026.

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

On verification of the above mentioned document & title search carried out by me, I am of the opinion that initially the land at MHADA Land at Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur is owned and possessed by Nagpur Housing and Area Development Authority (MHADA). Thereafter the MHADA decided to develop the said land by constructing Flats/Tenements on the said land & decided to Allotted the same to interested persons and invited the applications from the public at large for the sale of such Tenements constructed on land at MHADA Land at Plot No. R-1 of Mouza - Butibori, Tahsil Nagpur Gramin & District Nagpur.

Thereafter MHADA decided to Allotted the said Tenements to interested persons and accordingly invited the applications from the public at large for the Lease / Sale of the said Tenements constructed at MHADA Land at Plot No. R-1 of Mouza - Butibori, Tahsil Nagpur Gramin & District Nagpur and the same is named & styled as 32 Flats High Income Group Scheme MIDC, Butibori, Nagpur.

Whereas MHADA allotted the Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with RCC Superstructures comprising of at Flat /Tenement No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) Tahsil Nagpur Gramin & District-Nagpur in favour of Shri Vinod Shamji Gajbhiye by issued a **Allotment Letter bearing No. क्रमांक/नाम/९६४३/मि.व्य/३२/बुटीबोरी/वाटप/२०१२ dt. 12/12/2012** on payment of necessary valuation of Rs.13,66,252/- and Assistant Architect and Designer, Nagpur Housing and Area Development Board issued the letter regarding the construction area of the Apartment bearing No. क्र. जा.क./मु.अ./ना.म./7114/२०२६ dt. 27/08/2026.

However, the owner borrowed a loan from HDFC Bank and mortgaged the scheduled property with HDFC Bank. Thereafter, the mortgagee Bank HDFC Bank has released the scheduled property at MHADA Land at Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with RCC Superstructures comprising of at Flat /Tenement No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) and issued the NOC on dt 19/10/2024 and scheduled property is free from any mortgage, lien, encumbrance and charges.

Whereas, now the owners Shri Vinod Shamji Gajbhiye decided to disposed of the scheduled property at MHADA Land at Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with 14 Years Old RCC Superstructures comprising of at Flat /Tenement No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) Tahsil Nagpur Gramin & District-Nagpur in favour of Shri Kunal Eknath Charde and Nagpur Housing & Area Development Board Nagpur issued the NOC for sale bearing No. नाम./मि.व्य-२/5977/ना.ह.प्र./बहुमजली/२०२६ dt.10/07/2026 for transferred of said land in favour of Shri Kunal Eknath Charde.

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 **Shri Vinod Shamji Gajbhiye** he 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 come across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrances, charges, lien etc. and the owners are 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
As the said land is MHADA Land.
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
No. Recent Tax paid receipt 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 : 12/09/2026
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 as per policy of the company **Shri Vinod Shamji Gajbhiye** has/have/would 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 **Shri Kunal Eknath Charde. Lease Deed has to be executed and registered as per the procedure of MHADA.**

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

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

1. Original Allotment Letter bearing No. क्रमांक/नाम/९६४३/मिव्य/३२/बुटीबोरी/वाटप/२०१२ dt. 12/12/2012 issued by Nagpur Housing & Area Development Board Nagpur in favour of **Shri Vinod Shamji Gajbhiye**.
2. Copy of Sanctioned Building Plan.
3. Original No dues Certificate issued by HDFC on dt. 19/10/2024
4. Original NOC for Sale bearing No. क्र नाम./मि.व्य-२/5977/ना.ह.प्र./बहुमजली/२०२६ dt.10/07/2026.
5. Original Letter regarding the construction area of the Apartment bearing No. क्र जा.क./मु.अ/ना.म. / 7114/ २०२६ dt.27/08/2026 issued by Nagpur Housing and Area Development Board.
6. Original Recent Ground Rent Paid Receipt issued by MHADA on 30/07/2026.
7. Original Recent Tax paid receipt Year 2026-2027 issued by Office of the Nagar Parishad Butibori.

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

1. Original NOC for Sale from MHADA.
2. Original registered Sale Deed executed by **Shri Vinod Shamji Gajbhiye** in favour of **Shri Kunal Eknath Charde**.

Remarks, if any: -

Enclosure: - Search Receipt No. MH010144663202627E, dt. 12/09/2026.

Place: - Nagpur

Date: 12/09/2026

Yours faithfully,

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o=ADVOCATE,
email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.09.23 15:45:20 +05'30'

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

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

Date – 12/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Kunal Eknath Charde, R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Shri Vinod Shamji Gajbhiye** 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 in the piece and parcel of **MHADA Land at Plot No. R-1 of Mouza - Butibori**, situated at **32 Flats High Income Group Scheme** Butibori, Nagpur within the limits of Nagar Parishad Butibori Tahsil Nagpur Gramin & District Nagpur together with **14 Years Old RCC Superstructures** comprising of at **Flat /Tenament No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft)** and the plot is bounded as under: -

On the East	-	-	
On the West	-	-	
On the North	-	-	As per Technical Report Required
On the South	-	-	

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

On verification of the above mentioned document & title search carried out by me, I am of the opinion that initially the land at MHADA Land at Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur is owned and possessed by Nagpur Housing and Area Development Authority (MHADA). Thereafter the MHADA decided to develop the said land by constructing Flats/Tenements on the said land & decided to Allotted the same to interested persons and invited the applications from the public at large for the sale of such Tenements constructed on land at MHADA Land at Plot No. R-1 of Mouza - Butibori, Tahsil Nagpur Gramin & District Nagpur.

Thereafter MHADA decided to Allotted the said Tenements to interested persons and accordingly invited the applications from the public at large for the Lease / Sale of the said Tenements constructed at MHADA Land at Plot No. R-1 of Mouza - Butibori, Tahsil Nagpur Gramin & District Nagpur and the same is named & styled as 32 Flats High Income Group Scheme MIDC, Butibori, Nagpur.

Whereas Shri Vinod Shamji Gajbhiye submitted an application to Nagpur Housing and Area Development Authority (MHADA) for impounding of the MHADA Land at Plot No. R-1 of Mouza - Butibori, situated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with RCC Superstructures comprising of at Flat /Tenament No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) and accordingly by writing a letter to the Collector of Stamps Nagpur. Accordingly the document is impounded by Collector of Stamps Nagpur and recovered the Stamp

Duty from Shri Vinod Shamji Gajbhiye. Subsequently the Collector of Stamp Nagpur City in the Challan impounded the Allotment Letter and Regularization Letter for the scheduled property article 25 (b) & U/S 39 of the BS Act 1958 in क्रमांक/नाम/९६४३/मिव्य/३२/बुटीबोरी/वाटप/२०१२ dt. 12/12/2012 and accordingly issued a Certificate to that effect u/s 41 of the B.S. Act 1958 on payment of necessary valuation of Rs.13,66,252/-. Subsequently Nagpur Housing & Area Development Board Nagpur issued the NOC for sale bearing No. नाम./मि.व्य-२/5977/ना.ह.प्र./बहुमजली/२०२६ dt.10/07/2026 in favour of Shri Vinod Shamji Gajbhiye and also Assistant Architech and Designer, Nagpur Housing and Area Development Board issued the letter regarding the construction area of the Apartment bearing No. क्र.जा.क./मु.अ/ना.म./7114/२०२६ dt. 27/08/2026.

However, the owner borrowed a loan from HDFC Bank and mortgaged the scheduled property with HDFC Bank. Thereafter, the mortgagee Bank HDFC Bank has released the scheduled property at MHADA Land at Plot No. R-1 of Mouza - Butibori, situtated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with RCC Superstructures comprising of at Flat /Tenament No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) and issued the NOC on dt 19/10/2024 and scheduled property is free from any mortgage, lien, encumbrance and charges.

Whereas, now the owners Shri Vinod Shamji Gajbhiye decided to disposed of the scheduled property at MHADA Land at Plot No. R-1 of Mouza - Butibori, situtated at 32 Flats High Income Group Scheme Butibori, Nagpur within the limits of Grampanchayat Butibori Tahsil Nagpur Gramin & District Nagpur together with 14 Years Old RCC Superstructures comprising of at Flat /Tenament No. H-B-105 on the First Floor, having a Built up area of 96.00 Sq. Mtrs. (1033.344 Sq. Ft) Tahsil Nagpur Gramin & District-Nagpur in favour of Shri Kunal Eknath Charde.

Whereas, links in the title history of last 13 years of chain of title has not 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, 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 that the present owner **Shri Nishant Sureshrao Pakhare**, R/o. 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 **hri Nishant Sureshrao Pakhare**, Nagpur becomes the owner of the above said plot. Hence, accordingly, **hri Nishant Sureshrao Pakhare**, 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 Allotment Letter bearing No. क्रमांक/नाम/९६४३/मिव्य/३२/बुटीबोरी/वाटप/२०१२ dt. 12/12/2012 issued by Nagpur Housing & Area Development Board Nagpur in favour of Shri Vinod Shamji Gajbhiye.
2. Copy of Sanctioned Building Plan.
3. Copy of No dues Certifiecate issued by HDFC on 19/10/2024.
4. Copy of MHADA paid receipt No. 041 dt. 20/05/2025 issued by Nagpur Housing and Area Development Board
5. NOC for Sale bearing No. क्र. नाम./मि.व्य-२/5977/ना.ह.प्र./बहुमजली/२०२६ dt.10/07/2026 issued by Nagpur Housing and Area Development Board.

6. Copy of Letter regarding the construction area of the Apartment bearing No. क्र. जा.क./मु.अ/ना.म. / 7114/ २०२६ dt.27/08/2026 issued by Nagpur Housing and Area Development Board.
7. Copy of Notarized Agreement to Sale Draft between Shri Vinod Shamji Gajbhiye in favour of Shri Kunal Eknath Charde.
8. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.12/09/2026.

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 has been mentioned in the revenue records and has been duly mutated in the Aakhiv Patrika.

5. Possession:

Shri Vinod Shamji Gajbhiye Nagpur acquired title and interest over the property under search.

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

NO. Recent Office of Butibori Tax 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, Hingna** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Nagpur** vide **Receipt No. MH010144663202627E dated 12/09/2026** 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 Hingna**.

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 **Shri Vinod Shamji Gajbhiye** 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. Property needs to be regularized.

I have verified all the documents from the original documents/records which has been provided to me by **Shri Vinod Shamji Gajbhiye**. Hence, I therefore issue this Inspection report and Title Verification Search Certificate. **Lease Deed has to be executed and registered as per the procedure of MHADA.**

Hence, I therefore issue this Inspection Report and Title Verification Search Certificate.

Place: - Nagpur
Date: 12/09/2026

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: 2026.09.23 15:45:35 +05'30'