

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

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

Online Documents Received
LEGAL SCRUTINY REPORT

Date -26/09/2026

Ref. No. VSD/ICICI-HFC/SEPT-26/___ (SHU-39)

APP. NO: - 77000365673

LOS. NO: - 10344108

ODV BY VSD ON dt.23/04/2025

To,

ICICI Home Finance Ltd.,
C.A. Road Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Ravikumar Yuwaraj Pardhi

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Ravikumar Yuwaraj Pardhi**
- 2. Name of the Co-applicant/s (if any) : Surbhi Pardhi**
- 3. Type of Loan : Regular Home Loan - Builder**
- 4. Purpose of Loan : Flat Purchase**
- 5. Name of the Property Owner/s : M/S Imperial Gruhnirman Sahakari Sanstha
Maryadit through its President Shri Sanjay
Vitthalrao Jariwala**
- 6. Description of the Property (with boundaries):**

All that **0.23%** undivided share and interest in the piece and parcel at **Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.)** being a portion of entire land of **Mouza Rengapar** in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur together with **RCC Superstructures** comprising of **Flat No. 210 on the Second Floor in Building No. 10 Wing -A, having a built up area of 42.355 Sq. Mtrs. (455.91 Sq. Ft.) and Carpet Area 34.953 Sq. Mtrs (376.23 Sq. Ft)** in the building named and styled as **"IMPERIAL HEIGHTS"** and the plot is bounded as under: -

Plot No. RH-20

On The East	-	45.00 Mtrs R/W
On The West	-	MIDC Boundary
On The North	-	5.00 Mtrs Srip Pathway
On The South	-	Plot No. RH-21, MIDC Land, Plot No. RH-24, RH-23 and Amenity

Flat No. 210

On The East	-	Marginal Space and Road
On The West	-	Lobby and Flat No. 203
On The North	-	Flat No. 209
On The South	-	Staircase

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 Allotment Letter No. MIDC/RH-20/3985 /2007 dt. 18/06/2007 issued by Regional Officer MIDC, Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20.
2. Copy of Possession Letter on dt. 12/07/2007 in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd for Plot No. RH-20.
3. Original registered Agreement to Lease bearing No. HGN-1283-2008 dt. 22/02/2008 between MIDC through Area Manager in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar.
4. Original registered Correction Deed bearing No. NGN(GRA)-10-4253-2011 dt. 13/09/2011 executed by MIDC through Authorised Officer in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar
5. Copy of Authorization Letter in favour of Shri Sanjay Vitthaladas Jariwala issued by M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur.
6. Original first Residential Building Plan No. DB/Plan/D-01233 dt. 21/10/2014 issued by Executive Engineer, MIDC Division No.I in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20. (Laminated).
7. Original Transfers Letter No. MIDC/RO(NGP)/BTR/LMS-1188/758/2016 dt. 24/01/2016 by M/S SEAM INDUSTRIES Ltd (Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur) to Imperial Gruhnirman Sahakari Sanstha Maryadit.
8. Original registered Final Lease Deed bearing No. NGN(GRA)-10-631-2016 dt. 24/02/2016 between MIDC Nagpur through Regional Officer Shri J.B. Sangeetrao in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala.
9. Original registered Deed of Declaration bearing No. NGN(GRA)-10-990-2016, dt. 15/03/2016 executed by M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur through Its President Shri Sanjay Vitthalrao Jariwala.
10. Original Second Revised Building Plan No. EE-1/B-62442/2016 dt. 30/05/2016 issued by SPA and Executive Engineer MIDC, Division No. 1 Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20.
11. Original registered Deed of Declaration bearing No. NGN(GRA)-10-89-2023 dt. 04/01/2023 executed by M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur through Its President Shri Sanjay Vitthalrao Jariwala.
12. Original Third Revised Building Plan No. EE-I/Auto-DCR/C-11307/2018 dt. 19/06/2018 issued by SPA and Executive Engineer MIDC, Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.
13. Original Occupancy Certificate bearing No. EE-1/OC/C-87620/2021 dt. 02/07/2021 issued by Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.
14. Copy of MAHARERA registration Certificate No. P50500012942 , dt.09/09/2021.
15. Original Fourth Revised Building Plan No. EE-I/DB/PLAPP/C-64809/2022 dt. 04/08/2022 issued by Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.

16. **Original registered Additional Deed of Correction bearing No. NGN(GRA)-10-4480-2023 dt. 20/06/2023 executed by M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur through its President Shri Sanjay Vitthalrao Jariwala.**
17. **On line Copy of MAHARERA Extention registration Certificate No. P50500012942 , dt 27/12/2023.**
18. Copy of Draft Agreement of Assignment between Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala in favour of Ravikumar Yuwaraj Pardhi.
19. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.26/09/2026.

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. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.), in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur was Allotted by Regional Officer MIDC, Nagpur Letter No. MIDC/RH-20/3985 /2007 dt. 18/06/2007 in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur has also handed over the physical possession of the said Plot to the M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur on dt. 12/07/2007.

Thereafter, the MIDC Nagpur through Regional Officer Shri J.B. Sangeetrao had executed the Agreement to Lease Deed for the 95 Years for the Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.) of Mouza –Rengapar Tahsil Nagpur Gramin & District Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar for the period of 95 Years and accordingly executed a registered Agreement to Lease bearing No. HGN-1283-2008 dt. 22/02/2008 and the document is duly registered in Add. Book No. 1 in the Office of Sub-registrar Hingna.

Thereafter M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur have decide to developed the Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.) of Mouza –Rengapar has prepared a building pplan and get it the duly approved from the MIDC on dt. 05/07/2010 vide B.P. No. Plan/1403/2010 of the Building proposed to be constructed on the said plots. However the M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur executed the Correction Deed bearing No. NGN(GRA)-10-4253-2011 dt. 13/09/2011 to make the correction in the manner of construction period was changes from 3 years to 5 years. This mistake has been corrected. Subsequently M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur has changed the building Plan and submitted a new with MIDC Hingna for its saction. The MIDC Hingna has duly approved the building plan on Letter No. DB/Plan/D-01233 dt. 21/10/2014.

That the Memorandum of Association and its reveals the Originally the M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur incorporated under the Provisions of Companies Act 1956 with the name of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur on dt. 17/05/2005 and thereafter by passing a necessary resolution the name of the said company changed and registered with the Registrar of Companies as M/s Seam Industries Limited on dt. 10/02/2011.

Thereafter MIDC Requires to Constitute and establish a Co-operative Housing Society under the Maharashtra Co-operative Society Act, 1960 that as per the above requirement of MIDC M/s Seam Industries Limited by Passing the resolution on dt. 13/05/2014 and Authorised Shri Sanjay Vitthaldas Jariwala for Constitution and establishment of Co-Operative Society. Thereafter M/s Seam Industries Limited has constituted and established a Co-Operative Housing Society known and styled as M/S Imperial Grun Nirman Sahakari Sanstha Maryadit Nagpur and registration No having NGP/HGN/HSOTO/876/2014 on dt. 11/12/2014.

Whereas the MIDC Nagpur through Regional Officer Shri J.B. Sangeetrao executed Lease Deed for the 95 years for the Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.), in the Butibori Industrial Area within the limit of Grampanchayat Rengapar Tahsil Nagpur Gramin & District Nagpur and executed a registered Lease Deed bearing No. NGN(GRA)-10-631-2016 dt. 24/02/2016 in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala and document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10. Thereby by virtue of registered Lease Deed M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala continue they Lease Hold rights at MIDC Lease Hold land at Plot No. RH-20.

Whereas the owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala Shah executed a registered Deed of Declaration bearing No. NGN(GRA)-10-990-2016 dt. 15/03/2016 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10 and the said Multi-storeyed Residential / Commercial Building is named & styled as **“IMPERIAL HEIGHTS”**.

The owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala has changed the building Plan and submitted a new proposal with Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur for its sanction. The Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur has duly approved the revised building plan on Letter No. EE-I/Auto-DCR/C-11307/2018 dt. 19/06/2018.

WHEREAS, the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala after completion of the two building i.e. Building No. 3 and Building No. 4 obtained the Occupancy Certificate from the Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur bearing No. EE-1/OC/C-87620/2021 dt. 02/07/2021 certifying that the said Two buildings known as **“IMPERIAL HEIGHTS”** and is completed in all respect and may be occupied.

That, thereafter the owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala being Grantors with intend to develop the said land by way of by Residential cum Commercial multistoried building upon schedule Building / Township and accordingly they had submitted their propose project **“IMPERIAL HEIGHTS”** under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Registration No. P50500012942 , dt.09/09/2021 which is valid upto 30/12/2023 in favour of them. Subsequently, M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala being Grantors with intend to develop the said land by way of by Residential cum Commercial multistoried building upon schedule Building / Township and accordingly they had submitted their propose project **“IMPERIAL HEIGHTS”** under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Extension of Registration No. P50500012942 , dt. 27/12/2023 which is valid upto 31/12/2035 in favour of them.

However, the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala executed the Correction Deed of Deed of Declaration bearing No. NGN(GRA)-10-4480-2023 dt. 20/06/2023 to make the correction in the manner of sanctioned building plan, the numbering of buildings/wings is Building No. 1 to Building No. 10. But in the final Deed of correction of Deed of Declaration, the building numbers are wing-A to wing J. Therefore, for more clarification about numbering and name of building it is declared and referred appropriate Building/ Wing name which is mentioned in the Final Deed of correction of Deed of Declaration to corresponding building number which is mentioned in the sanctioned building plan.

Whereas now the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala decided to disposed of the scheduled property at Flat No. 210 on the Second Floor in Building No. 10 Wing -A, having a built up area of 42.355 Sq. Mtrs. (455.91 Sq. Ft.) and Carpet Area 34.953 Sq. Mtrs (376.23 Sq. Ft) along with 0.23% undivided share and interest in the piece and parcel at Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.) of the Mouza Rengapar in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur in the said building is known and styled as “**IMPERIAL HEIGHTS**” in favour of Ravikumar Yuwaraj Pardhi.

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 **M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala** are the owners of the schedule of property and **he/she/they** having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not 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 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 Commercial use by the order of the competent Authority? **MIDC Property** YES / NO
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
- 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? **MIDC Lease expire after 95 Year from date of Execution.** 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? ROC Search 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 | : | 26/09/2026 |
| 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, **M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala 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 **Ravikumar Yuwaraj Pardhi and Surbhi Pardhi.**

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. Original Possession Letter.
2. Original Allotment Letter.
3. Original Demand Letter.

4. Original registered Agreement for Sale between M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala in favour of Ravikumar Yuwaraj Pardhi.

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

1. Original registered Sale Deed between M/s. Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala in favour of Ravikumar Yuwaraj Pardhi.
2. Original / Copy NOC for Sale from MIDC.

Remarks, if any: - This being directly purchased from Developer. Hence, only recent title document is available for deposition of Title Deeds.

Search Receipt No. MH010901449202627E, dt. 26/09/2026.

Place: - Nagpur

Date: 26/09/2026

Yours faithfully,

ADVOCATE Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.co
m, c=IN
VIJAY S.
DESHPANDE Date: 2026.09.26 15:00:41 +05'30'

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

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

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 Opp. Yeshwant Stadium,
 Dhantoli, Nagpur.

Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 26/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Ravikumar Yuwaraj Pardhi, R/o. Nagpur

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala** of the immovable properties situated at Nagpur Gramin 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 **0.23%** undivided share and interest in the piece and parcel at **Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.)** being a portion of entire land of **Mouza Rengapar** in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur together with **RCC Superstructures** comprising of **Flat No. 210 on the Second Floor in Building No. 10 Wing -A, having a built up area of 42.355 Sq. Mtrs. (455.91 Sq. Ft.) and Carpet Area 34.953 Sq. Mtrs (376.23 Sq. Ft)** in the building named and styled as “**IMPERIAL HEIGHTS**” and the plot is bounded as under: -

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On The East	-	45.00 Mtrs R/W
On The West	-	MIDC Boundary
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Flat No. 210

On The East	-	Marginal Space and Road
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On The North	-	Flat No. 209
On The South	-	Staircase

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. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.), in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur was Allotted by Regional Officer MIDC, Nagpur Letter No. MIDC/RH-20/3985 /2007 dt. 18/06/2007 in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd

Nagpur has also handed over the physical possession of the said Plot to the M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur on dt. 12/07/2007.

Thereafter, the MIDC Nagpur through Regional Officer Shri J.B. Sangeettrao had executed the Agreement to Lease Deed for the 95 Years for the Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.) of Mouza –Rengapar Tahsil Nagpur Gramin & District Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar for the period of 95 Years and accordingly executed a registered Agreement to Lease bearing No. HGN-1283-2008 dt. 22/02/2008 and the document is duly registered in Add. Book No. 1 in the Office of Sub-registrar Hingna.

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That the Memorandum of Association and its reveals the Originally the M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur incorporated under the Provisions of Companies Act 1956 with the name of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur on dt. 17/05/2005 and thereafter by passing a necessary resolution the name of the said company changed and registered with the Registrar of Companies as M/s Seam Industries Limited on dt. 10/02/2011.

Thereafter MIDC Requires to Constitute and establish a Co-operative Housing Society under the Maharashtra Co-operative Society Act, 1960 that as per the above requirement of MIDC M/s Seam Industries Limited by Passing the resolution on dt. 13/05/2014 and Authorised Shri Sanjay Vitthal Das Jariwala for Constitution and establishment of Co-Operative Society. Thereafter M/s Seam Industries Limited has constituted and established a Co-Operative Housing Society known and styled as M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur and registration No having NGP/HGN/HSOTO/876/2014 on dt. 11/12/2014.

Whereas the MIDC Nagpur through Regional Officer Shri J.B. Sangeettrao executed Lease Deed for the 95 years for the Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.), in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur and executed a registered Lease Deed bearing No. NGN(GRA)-10-631-2016 dt. 24/02/2016 in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala and document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10. Thereby by virtue of registered Lease Deed M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala continue they Lease Hold rights at MIDC Lease Hold land at Plot No. RH-20.

Whereas the owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala Shah executed a registered Deed of Declaration bearing No. NGN(GRA)-10-990-2016 dt. 15/03/2016 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur Gramin 10 and the said Multi-storeyed Residential / Commercial Building is named & styled as **“IMPERIAL HEIGHTS”**.

The owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala has changed the building Plan and submitted a new proposal with Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur for its sanction. The Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur has duly approved the revised building plan on Letter No. EE-I/Auto-DCR/C-11307/2018 dt. 19/06/2018.

WHEREAS, the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala after completion of the two building i.e. Building No. 3 and Building No. 4 obtained the Occupancy Certificate from the Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur bearing No. EE-1/OC/C-87620/2021 dt. 02/07/2021 certifying that the said Two buildings known as **“IMPERIAL HEIGHTS”** and is completed in all respect and may be occupied.

That, thereafter the owner M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala being Grantors with intend to develop the said land by way of by Residential cum Commercial multistoried building upon schedule Building / Township and accordingly they had submitted their propose project **“IMPERIAL HEIGHTS”** under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Registration No. P50500012942 , dt.09/09/2021 which is valid upto 30/12/2023 in favour of them. Subsequently, M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala being Grantors with intend to develop the said land by way of by Residential cum Commercial multistoried building upon schedule Building / Township and accordingly they had submitted their propose project **“IMPERIAL HEIGHTS”** under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Extension of Registration No. P50500012942 , dt. 27/12/2023 which is valid upto 31/12/2035 in favour of them.

However, the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala executed the Correction Deed of Deed of Declaration bearing No. NGN(GRA)-10-4480-2023 dt. 20/06/2023 to make the correction in the manner of sanctioned building plan, the numbering of buildings/wings is Building No. 1 to Building No. 10. But in the final Deed of correction of Deed of Declaration, the building numbers are wing-A to wing J. Therefore, for more clarification about numbering and name of building it is declared and referred appropriate Building/ Wing name which is mentioned in the Final Deed of correction of Deed of Declaration to corresponding building number which is mentioned in the sanctioned building plan.

Whereas now the M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala decided to disposed of the scheduled property at Flat No. 210 on the Second Floor in Building No. 10 Wing -A, having a built up area of 42.355 Sq. Mtrs. (455.91 Sq. Ft.) and Carpet Area 34.953 Sq. Mtrs (376.23 Sq. Ft) along with 0.23% undivided share and interest in the piece and parcel at Plot No. RH-20, total area admeasuring 18553 Sq. Mtrs. (199705.00 Sq. Ft.) of the Mouza Rengapar in the Butibori Industrial Area within the limit of Grampanchyat Rengapar Tahsil Nagpur Gramin & District Nagpur in the said building is known and styled as **“IMPERIAL HEIGHTS”** in favour of Ravikumar Yuwaraj Pardhi.

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, 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 **M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala 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 **M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through its President Shri Sanjay Vitthalrao Jariwala 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 No. MIDC/RH-20/3985 /2007 dt. 18/06/2007 issued by Regional Officer MIDC, Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20.
2. Copy of Possession Letter on dt. 12/07/2007 in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd for Plot No. RH-20.
3. Copy of registered Agreement to Lease bearing No. HGN-1283-2008 dt. 22/02/2008 between MIDC through Area Manager in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar.
4. Copy of registered Correction Deed bearing No. NGN(GRA)-10-4253-2011 dt. 13/09/2011 executed by MIDC through Authorised Officer in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur through Authority Signatory Shri Ashish Prabhakar Vinchurkar
5. Copy of Authorization Letter in favour of Shri Sanjay Vitthaldas Jariwala issued by M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur.
6. Copy of first Residential Building Plan No. DB/Plan/D-01233 dt. 21/10/2014 issued by Executive Engineer, MIDC Division No.I in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20.
7. Copy of Transfers Letter No. MIDC/RO(NGP)/BTR/LMS-1188/758/2016 dt. 24/01/2016 by M/S SEAM INDUSTRIES Ltd (Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur) to Imperial Gruhnirman Sahakari Sanstha Maryadit.
8. Copy of registered Final Lease Deed bearing No. NGN(GRA)-10-631-2016 dt. 24/02/2016 between MIDC Nagpur through Regional Officer Shri J.B. Sangeettrao in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala.
9. Copy of registered Deed of Declaration bearing No. NGN(GRA)-10-990-2016 dt. 15/03/2016 executed by M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur through Its President Shri Sanjay Vitthalrao Jariwala.
10. Copy of Second Revised Building Plan No. EE-1/B-62442/2016 dt. 30/05/2016 issued by SPA and Executive Engineer MIDC, Division No. 1 Nagpur in favour of M/s Sunil Hi-Tech Engineers and Manufacturers Pvt Ltd Nagpur for Plot No. RH-20.
11. Copy of Third Revised Building Plan No. EE-I/Auto-DCR/C-11307/2018 dt. 19/06/2018 issued by SPA and Executive Engineer MIDC, Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.
12. Copy of Occupancy Certificate bearing No. EE-1/OC/C-87620/2021 dt. 02/07/2021 issued by Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.
13. Copy of MAHARERA registration Certificate No. P50500012942 , dt.09/09/2021.
14. Copy of fourth Revised Building Plan No. EE-I/DB/PLAPP/C-64809/2022 dt. 04/08/2022 issued by Special Planning Authority and Executive Engineer MIDC Division No. 1 Nagpur in favour of M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur for Plot No. RH-20.

15. Copy of registered Additional Deed of Correction bearing No. NGN(GRA)-10-4480-2023 dt. 20/06/2023 executed by M/S Imperial Gruhnirman Sahakari Sanstha Maryadit Nagpur through its President Shri Sanjay Vitthalrao Jariwala.
16. Copy of MAHARERA Extention registration Certificate No. P50500012942 , dt 27/12/2023.
17. Copy of Agreement of Assignment Draft between M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala in favour of Shri Arvind Ramdas Bhise and Mrs. Vandana Arvind Bhise.

1. Minor's Interest / HUF property:

In this property there is not the question of Minor's interest.

2. Mutation of the name of the owner in the revenue records:

In this property the name of owner has mentioned in the revenue records and has been duly mutated in the City Survey revenue records.

3. Possession:

M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala acquired title and interest over the property under search.

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

NO. Being directly purchase from Developer.

5. Applicability of the Urban Land (Ceiling & Regulation):

That above said property does not affected by any Ceiling legislation / Act in force.

6. 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.

7. 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 Search Fees in the Office of the **Sub Registrar, Nagpur** vide **Receipt No. MH00_____27E dated 26/09/2026** 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 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.

8. Site Inspection:

No inspection regarding site of the above mentioned property.

9. **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 **M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala**, Nagpur are 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.

I have verified all the documents from the original documents/records which has been provided to me by **M/s Imperial Gruhnirman Sahakari Sanstha Maryadit through Its President Shri Sanjay Vitthalrao Jariwala**, Nagpur.

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

Place: - Nagpur

Date: 26/09/2026

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.co
m, c=IN
Date: 2026.09.26 15:00:53 +05'30'

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