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LEGAL SCRUTINY REPORT

Date – 17/09/2026

Ref. No. VSD/ICICI-HFC/SEPT/2026 / (NAVIN 22)

APP. NO: - 77000350235

APS NO. : - 10330325

To,

ICICI Home Finance Ltd.,
Khamla Branch Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Mohnish Ankushrao Parteti.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Mohnish Ankushrao Parteti**
- 2. Name of the Co-applicant/s (if any) : Shipra Mohnish Parteti**
- 3. Type of Loan : Regular**
- 4. Purpose of Loan : TOP UP**
- 5. Name of the Property Owner/s : Shri Mohnish Ankushrao Parteti**
- 6. Description of the Property (with boundaries):**

All that piece and parcel of land at **Plot No. 19/B**, total area admeasuring **125.8210 Sq. Mtrs.** (As Regularized by NIT) together with all that **RCC superstructures** comprising of **Residential House constructed thereon covering a total built up area of 106.2240 Sq. Mtrs.** (As Regularized by NIT), situated in the Layout of Nehru Co-Operative Housing Society, Nagpur, being a portion of entire land at **Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon**, P. H. No. 8, bearing **City Survey No. 435 & Sheet No. 40**, within the limits of NIT and NMC bearing **NMC House No. 486/A/19-B**, Tahsil & District Nagpur and the plot is bounded as under:-

On the East	-	Plot of Durgabai Jagdishprasad Agarwal (Plot No. 19/C)
On the West	-	House of Shri Mendhe (Plot No. 19/A)
On the North	-	Plot No. 15 and 16
On the South	-	Road

- 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 registered Sale Deed bearing No. 1892, dt.18/05/1992 between Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal through their POAH Shri Jagdishprasad Puranlal Agrawal in favour of Santosh Ramchandra Godbole.
2. Copy of RL bearing No. BE/NE/7049/12/7045/5921, dt.27/07/2004 issued by Nagpur Improvement Trust indicating NIT Plot ULC Possession.
3. Copy of sanctioned Layout Plan bearing No. BE/NE/7049/12/7045/5921, dt.27/07/2004 issued by Nagpur Improvement Trust indicating NIT Plot ULC Possession.
4. Copy of Aakhiv Patrika mutated in the name of Smt. Sasamma Jose W/o. M. M. Jose vide Ferfar dt.12/05/2004.
5. Copy of registered Sale Deed bearing No. NGN-8-2001-2021, dt.16/03/2021 between Smt. Sasamma Jose W/o. M. M. Jose in favour of Shri Mohnish Ankushrao Parteti.
6. Copy of Aakhiv Patrika mutated in the name of Shri Mohnish Ankushrao Parteti vide Ferfar dt.08/10/2021.
7. Copy of List of Documents issued by PNB Housing Finance Ltd., Civil Lines Branch, Nagpur on 14/02/2024.
8. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt. 17/09/2026.

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. 19/B, total area admeasuring 1500 Sq. Ft. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon, P. H. No. 8, Tahsil & District Nagpur was owned and possessed by Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal.

Thereafter the then joint owners Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal through their POAH Shri Jagdishprasad Puranlal Agrawal transferred the Plot No. 19/B, total area admeasuring 1500 Sq. Ft. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon in favour of Santosh Ramchandra Godbole and accordingly executed a registered Sale Deed bearing No. 1892, dt.18/05/1992 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur, thereby by virtue of the said registered Sale Deed Santosh Ramchandra Godbole became the absolute owner of said Plot No. 19/B.

Thereafter the then owner Santosh Ramchandra Godbole also transferred the Plot No. 19/B, total area admeasuring 1500 Sq. Ft. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon in favour of Smt. Sasamma Jose W/o. M. M. Jose and accordingly executed a registered Sale Deed bearing No. 1061 (cha), dt.14/05/1999 and the document is duly registered in Add Book No. 1, Volume 409 on Pages 51 to 58 at Serial No. 1004 (cha) on even date in the Office of the Sub Registrar Nagpur, thereby by virtue of the said registered Sale Deed Smt. Sasamma Jose W/o. M. M. Jose became the absolute owner of said Plot No. 19/B and accordingly her name is mutated in the City Survey Records vide Ferfar dt.12/05/2004.

However, the said layout and the plot were coming under 572 unauthorized layout and therefore the owner regularized the said property under the provisions of Maharashtra Gunthewari Developments (Regulation, Up gradation and Control) Act, 2001 and NIT Board Resolution No.15 dt.27/01/2001, after making the payment of Demand made by the NIT and the said Plot No. 19/B is regularized total area admeasuring 125.8210 Sq. Mtrs. and built up area 106.2240 Sq. Mtrs. regularized by NIT vide RL No. BE/NE/7049/12/7045/5921, dt.27/07/2004 in the name of Smt. Sasamma Jose W/o. M. M. Jose.

Thereafter the then owner Smt. Sasamma Jose W/o. M. M. Jose transferred the scheduled property at Plot No. 19/B, total area admeasuring 125.8210 Sq. Mtrs. together with all that RCC superstructures comprising of Residential House constructed thereon covering a total built up area of 106.2240 Sq.

Mtrs. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon in favour of Shri Mohnish Ankushrao Parteti and accordingly executed a registered Sale Deed bearing No. NGN-8-2001-2021, dt.16/03/2021 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 8, thereby by virtue of the said registered Sale Deed Shri Mohnish Ankushrao Parteti became the absolute owner of the scheduled property and accordingly his name is mutated in the City Survey Records vide Ferfar dt.08/10/2021.

Whereas the owner Shri Mohnish Ankushrao Parteti borrowed a Loan for Rs. 8, 10, 000/- from PNB Housing Finance Ltd., Civil Lines Branch, Nagpur and mortgaged the scheduled property with PNB Housing Finance Ltd., Civil Lines Branch, Nagpur, by way of Notice of Intimation regarding mortgage bearing File No. NGN-8-2359-2022, dt.17/08/2022 and mortgage the scheduled property with the said Mortgagee Financial Institution and as per the LOD dt.14/02/2024 the documents in original are in the custody of the Mortgagee Bank having the charge of PNB Housing Finance Ltd., Civil Lines Branch, Nagpur over the schedule property.

However, now the scheduled property is presently mortgage with ICICI Home Finance Ltd., Nagpur and mortgaged the schedule property and the documents in original are in the custody of the Mortgagee Bank having the charge of ICICI Home Finance Ltd., Nagpur over the scheduled property.

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 Mohnish Ankushrao Parteti** are the joint owners of the schedule of property and he/she/**they** are having valid, clear and marketable title over the schedule property. Except that of **ICICI Home Finance Ltd., Nagpur.**
- b) That during the course of my inspection, I came across to entry as to encumbrance and charges over the said property the charges of **ICICI Home Finance Ltd., Nagpur** the schedule of property is free from all sort of encumbrances, charges, lien etc. **except the charges of ICICI Home Finance Ltd., Nagpur** 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.
- 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. On release from the charges of **ICICI Home Finance Ltd., Nagpur.**
- 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
- 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
- On release of property of charges of ICICI Home Finance Ltd., Nagpur.
- 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

:

17/09/2026
- 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 **Shri Mohnish Ankushrao Parteti** has/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 Mohnish Ankushrao Parteti and having charge of ICICI Home Finance Ltd., Nagpur.**

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 List of Documents issued by ICICI Home Finance Ltd., Nagpur
2. Original Recent NMC Tax paid Receipt issued by Nagpur Municipal Corporation.

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

However, the scheduled property is presently mortgaged with ICICI Home Finance Ltd., Nagpur and the title documents in original including the Sale Deed No NGN-8-2001-2021, dt.16/03/2021 are in the custody of the Mortgagee Bank having their charge on it.

Remarks, if any: -

Enclosure: - Search Receipt No. MH010371721202627E, dt. 17/09/2026.

Place: - Nagpur
Date: 17/09/2026

Yours faithfully,
ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
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'Date: 2026.09.17 17:06:43 +05'30'

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

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

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E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 17/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Shri Mohnish Ankushrao Parteti. , R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of - **Shri Mohnish Ankushrao Parteti**, 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. 19/B, total area admeasuring 125.8210 Sq. Mtrs. (As Regularized by NIT)** together with all that **RCC superstructures** comprising of **Residential House constructed thereon covering a total built up area of 106.2240 Sq. Mtrs. (As Regularized by NIT)**, situated in the Layout of Nehru Co-Operative Housing Society, Nagpur, being a portion of entire land at **Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon**, P. H. No. 8, bearing **City Survey No. 435 & Sheet No. 40**, within the limits of NIT and NMC bearing **NMC House No. 486/A/19-B**, Tahsil & District Nagpur and the plot is bounded as under:-

On the East	-	Plot of Durgabai Jagdishprasad Agarwal (Plot No. 19/C)
On the West	-	House of Shri Mendhe (Plot No. 19/A)
On the North	-	Plot No. 15 and 16
On the South	-	Road

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. 19/B, total area admeasuring 1500 Sq. Ft. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon, P. H. No. 8, Tahsil & District Nagpur was owned and possessed by Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal.

Thereafter the then joint owners Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal through their POAH Shri Jagdishprasad Puranlal Agrawal transferred the Plot No. 19/B, total area admeasuring 1500 Sq. Ft. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon in favour of Santosh Ramchandra Godbole and accordingly executed a registered Sale Deed bearing No. 1892, dt.18/05/1992 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur, thereby by virtue of the said registered Sale Deed Santosh Ramchandra Godbole became the absolute owner of said Plot No. 19/B.

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However, the said layout and the plot were coming under 572 unauthorized layout and therefore the owner regularized the said property under the provisions of Maharashtra Gunthewari Developments (Regulation, Up gradation and Control) Act, 2001 and NIT Board Resolution No.15 dt.27/01/2001, after making the payment of Demand made by the NIT and the said Plot No. 19/B is regularized total area admeasuring 125.8210 Sq. Mtrs. and built up area 106.2240 Sq. Mtrs. regularized by NIT vide RL No. BE/NE/7049/12/7045/5921, dt.27/07/2004 in the name of Smt. Sasamma Jose W/o. M. M. Jose.

Thereafter the then owner Smt. Sasamma Jose W/o. M. M. Jose transferred the scheduled property at Plot No. 19/B, total area admeasuring 125.8210 Sq. Mtrs. together with all that RCC superstructures comprising of Residential House constructed thereon covering a total built up area of 106.2240 Sq. Mtrs. at Kh. No. 123/1, 124/1, 125/1 and 128/1 of Mouza – Borgaon in favour of Shri Mohnish Ankushrao Parteti and accordingly executed a registered Sale Deed bearing No. NGN-8-2001-2021, dt.16/03/2021 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 8, thereby by virtue of the said registered Sale Deed Shri Mohnish Ankushrao Parteti became the absolute owner of the scheduled property and accordingly his name is mutated in the City Survey Records vide Ferfar dt.08/10/2021.

Whereas the owner Shri Mohnish Ankushrao Parteti borrowed a Loan for Rs. 8, 10, 000/- from PNB Housing Finance Ltd., Civil Lines Branch, Nagpur and mortgaged the scheduled property with PNB Housing Finance Ltd., Civil Lines Branch, Nagpur, by way of Notice of Intimation regarding mortgage bearing File No. NGN-8-2359-2022, dt.17/08/2022 and mortgage the scheduled property with the said Mortgagee Financial Institution and as per the LOD dt.14/02/2024 the documents in original are in the custody of the Mortgagee Bank having the charge of PNB Housing Finance Ltd., Civil Lines Branch, Nagpur over the schedule property.

However, now the scheduled property is presently mortgage with ICICI Home Finance Ltd., Nagpur and mortgaged the schedule property and the documents in original are in the custody of the Mortgagee Bank having the charge of ICICI Home Finance Ltd., Nagpur over the scheduled property.

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 charges of **ICICI Home Finance Ltd., Nagpur**, the schedule of property is free from all sort of encumbrances, charges, lien etc. except the charges of **ICICI Home Finance Ltd., Nagpur** and the owner is having clear, valid and marketable title over the scheduled property and that

the present owner **Shri Mohnish Ankushrao Parteti** 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 **Shri Mohnish Ankushrao Parteti** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Shri Mohnish Ankushrao Parteti** 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 registered Sale Deed bearing No. 1892, dt.18/05/1992 between Smt. Durgabai Jagdishprasad Agrawal & Sau. Shakuntaladevi Mohanlal Agrawal through their POAH Shri Jagdishprasad Puranlal Agrawal in favour of Santosh Ramchandra Godbole.
2. Copy of RL bearing No. BE/NE/7049/12/7045/5921, dt.27/07/2004 issued by Nagpur Improvement Trust indicating NIT Plot ULC Possession.
3. Copy of sanctioned Layout Plan bearing No. BE/NE/7049/12/7045/5921, dt.27/07/2004 issued by Nagpur Improvement Trust indicating NIT Plot ULC Possession.
4. Copy of Aakhiv Patrika mutated in the name of Smt. Sasamma Jose W/o. M. M. Jose vide Ferfar dt.12/05/2004.
5. Copy of registered Sale Deed bearing No. NGN-8-2001-2021, dt.16/03/2021 between Smt. Sasamma Jose W/o. M. M. Jose in favour of Shri Mohnish Ankushrao Parteti.
6. Copy of Aakhiv Patrika mutated in the name of Shri Mohnish Ankushrao Parteti vide Ferfar dt.08/10/2021.
7. Copy of List of Documents issued by PNB Housing Finance Ltd., Civil Lines Branch, Nagpur on 14/02/2024.

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 Mortgagor has been mentioned in the revenue records on Aakhiv Patrika.

5. Possession:

Shri Mohnish Ankushrao Parteti Nagpur acquired title and interest over the property under search.

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

No Recent NMC 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 Search Fees in the Office of the **Sub Registrar, Nagpur** vide **Receipt No. MH010371721202627E dated 17/09/2026**, 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.

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 **except the charges of ICICI Home Finance Ltd., Nagpur** 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 Mohnish Ankushrao Parteti** 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, **except the charges of ICICI Home Finance Ltd., Nagpur**.

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 **except the charges of ICICI Home Finance Ltd., Nagpur**.

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

Place: - Nagpur

Date: 17/09/2026

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
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**V. S. Deshpande,
(ADVOCATE)**