

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

OFFICE: -

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

ONLINE DOCUMENTS
LEGAL SCRUTINY REPORT

Date – 21/08/2026

Ref. No. VSD/ICICI-HFC/AUG-2026/___ (Shu-32)

APP. NO: - 77000338552

LOS NO. 10319439

To,

**ICICI Home Finance Ltd.,
Dharampeth Branch,
Nagpur.**

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Nilesh A. Wakodikar

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Nilesh A. Wakodikar**
- 2. Name of the Co-applicant/s (if any) : NA**
- 3. Type of Loan : Builder Purchase**
- 4. Purpose of Loan : Flat Purchase**
- 5. Name of the Property Owner/s : M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Partner Sanjay Namdeorao Gosavi**
- 6. Description of the Property (with boundaries):**
All that **0.172%** undivided Share and Interest in the piece and parcel of Non-Agricultural land at **Kh. No. 122, total area admeasuring 24300.00 Sq. Mtrs.** being a portion of the entire land of **Mouza – Pipla, P. S. K. No. 38,** together with all that **RCC superstructure** comprising of **Apartment No. 304 on the Third Floor, having a carpet area of 98.659 Sq. Mtrs. along with Open Balcony area admeasuring about 13.442 Sq. Mtrs.** constructed on the building known and styled as “**PYRAMID AMARA-BUILDING -2 (TOWER-C)**”, within the limits of Nagar Panchayat Besa Pipla, Tahsil Nagpur Gramin and District Nagpur and is bounded as under: -

On the East - By Open Space
On the West - By Apartment No. 301
On the North - By Apartment No. 303
On the South - By Apartment No. 305
- 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 NA Order in Rev. Case No. 155/NAP-34/2023-24, dt.24/05/2024 issued by Tahsildar Nagpur Gramin in the name of M/s. Swami Builders and Developers.
2. Copy of Resolution for Execution of Sale Deed from Pyramid Infrastar LLP on 20/12/2024.
3. Copy of registered Power of Attorney for Admission bearing No. NGN-7-221-2025, dt.09/01/2025 executed by Nitin Marotrao Upare and M/s. Pyramid Infrastar LLP through its Authorized Partner Sanjay Gosavi in favour of Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar and its duly Authentication No. 5/25 on same date.
4. Copy of Sanctioned Building Plan bearing No. bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
5. Copy of revised of Sanction of Building Permit and Commencement Certificate bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
6. Copy of registered Correction Deed bearing No. NGN-7-12989-2026, dt.06/07/2026 executed by M/s. Swami Builders and Developers through its Authorized Nitin Marotrao Upare, M/s. Pyramid Infrastar LLP through its Authorized Sanjay Namdeorao Gosavi (Being Grantor).
7. Copy of Draft Agreement to Sale between M/s. Swami Builders and Developers through its Authorized Partner Nitin Marotrao Upare along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Partner Sanjay Namdeorao Gosavi in favour of Nilesh A. Wakodikar.
8. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.21/08/2026.

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 Kh. No. 122 having an area of 2.43 Hectare of Mouza – Pipla, P.S.K. 38, belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Parasram Mahadev Wagh, being his separate property and the same is also accordingly mutated in his name in all relevant record.

Whereas the aforesaid Shri. Parasram Mahadev Wagh left for heavenly abode on 17/07/1997, after his death the aforesaid property devolved in his Widow Smt. Zingubai Parasram Wagh, 3 Sons namely Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh and 4 married daughters namely Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge, by way of intestate succession, being the only legal heirs of the deceased.

Whereas, the aforesaid Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge relinquished all their rights, title, share and interest in the aforesaid property in favour of their mother and brothers namely Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh by virtue of RELINQUISEMENT DEED dated 24/01/2002, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 605 on even date.

Thereafter, the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh lateron executed a Partition Deed on 09/09/2004 and in terms of which the aforesaid property comprising Eastern Portion of Kh. No. 122 having an area 1.62 Hectares (4.00 Acre) of Mouza- Pipla came to the share of Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, and Shri Naresh Parasram Wagh and remaining portion of aforesaid land i.e Western Portion of Kh. No. 122 having an area 0.81 Hectares (i.e. 2.00 Acres) of Mouza- Pipla

came to the share of Shri Keshao Parasram Wagh and the said Partition Deed is duly registered in the Office of Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 5838/2004 on 13/09/2004.

Whereas, by an Agreement dated 24/02/2004 the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh have agreed to sell their land admeasuring 1.62 Hectares (4.00 Acre) to Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal upon the several terms and conditions. By the aforesaid Agreement the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh have agreed to execute proper Sale Deed relating to the aforesaid property in favour of the said Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal or the nominee(s) appointed by them.

WHEREAS, the aforesaid Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal dropped the idea of purchasing the said property and after due consultation with the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh, they have jointly transferred the aforesaid property by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of Registered Sale Deed dated 05/12/2005, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3372/2005 on even date.

WHEREAS, the aforesaid Shri Keshao Parasram Wagh had agreed to sell his property admeasuring 0.81 Hectares (i.e. 2.00 Acres) comprising Western Portion of the Kh. No. 122 to M/s Vaishnavi Estate upon the several terms and conditions. By the aforesaid Agreement the aforesaid Shri Keshao Parasram Wagh has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the M/s Vaishnavi Estate or the nominee(s) appointed by them. Accordingly a General Power of Attorney dated 10/01/2005 was executed him in favour of the Sandeep Ramdas Pendke and Shri Tushar Chandrabhan Padgilwar, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 10, in Book No. 1 at Sr. No. 184/2005 on dated 11/01/2005.

Thereafter, the aforesaid M/s Vaishnavi Estate dropped the idea of purchasing the aforesaid property and further contracted to sell the said property to M/s Shrikrushnarpan Builders and Developers. However in turn the said M/s Shrikrushnarpan Builders and Developers also dropped an idea to purchase the aforesaid property. Subsequently, the aforesaid Shri Keshao Parasram Wagh alongwith M/s Vaishnavi Estate and M/s Shrikrushnarpan Builders and Developers, as Consenters jointly transferred the aforesaid property comprising Western Portion of the Kh. No. 122, admeasuring 0.81 Hectares (i.e. 2.00 Acres) by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of Registered Sale Deed dated 05/12/2005, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3371/2005 on even date.

However, consequent upon the death of the aforesaid Shri Balwant Motiram Umalkar his 1/7th share and interest in the said property devolved in his 2 sons namely Shri Vijay Balwant Umalkar and Shri Vishal Balwant Umalkar.

However, consequent upon the death of the aforesaid Shri Laxmanrao Pabhakar Aurangabadkar his 1/7th share and interest in the said property devolved in his 2 sons namely Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar, as a result therefore they had now become the Joint/Co-owners of the aforesaid property comprising Kh. No. 122 of Mouza- Pipla with heritable and transferable rights therein and the same is also accordingly mutated in their names in 7/12 Extract;

Whereas, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area

of 1.62 Hectares, Rental Rs. 8.00, Account/ Khate No. 1187, held in Occupancy Class- 1 Rights, by way of Sale to SWAMI BUILDERS AND DEVELOPERS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10070/2020 Registered on dated 28/12/2020.

Whereas, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold All That Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to MATOSHREE SOLUTIONS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10071/2020 on dated 28/12/2020.

Thereafter, the aforesaid SWAMI BUILDERS AND DEVELOPERS, acting its Authorized Partner SHRI. SHYAMSUNDER MITTAL S/O RAMBILAS MITTAL, has acquired ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, from MATOSHREE SOLUTIONS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed dated 02/01/2024, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 51/2024 Registered on dated 02/01/2024.

Whereas, some mistake was found in the Sale Deed dated 02/01/2024, therefore the aforesaid SWAMI BUILDERS AND DEVELOPERS had made and executed CORRECTION DEED of ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3915/2024 Registered on dated 21/03/2024.

Thereafter, the aforesaid land admeasuring about 24300.00 Sq. Mtrs., out of the land bearing Kh. No. 122, of Mouza – PIPLA is developed as per Development Agreement Dated 08-08-2024 made by and between the Nagar Panchayat Besa- Pipla, Declared by Govt. of Maharashtra, Resolution MUN-2019/NO-240/UD-18 Dated 20-01-2023 Represented by its Administrator/Chief Officer, Nagar Panchayat Besa-Pipla and M/s Swami Builders & Developers through Shri. Nitin Marotrao Upare and Shri. Shyamsunder Rambilas Mittal And accordingly a Letter to that effect is also issued by the Administrator/Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide its Letter No. 1507, Dated 23-08-2024;

Thus there are in all 222 (Two Hundred and Twenty Two) independent and self-contained separate Apartments in the said Building-2 (Tower-C) & Building-3 (Tower-D).

WHEREAS, the Vendor/Confirming Party has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai vide Registration No. P50500079130;

WHEREAS, the Vendor/Confirming Party has appointed Architect Mr. Sanjay Soni, having its office at Flat No.304, Rishabh Apartment, Ganesh Nagar, Near S. D. Hospital, Nagpur-440009, and Maharashtra who is duly registered with the Council of Architects at CA/05/36827;

However, the owner SWAMI BUILDERS AND DEVELOPERS through its Authorized Partner Nitin Marotrao Upare had decided to develop the said land at Kh. No. 122, total area admeasuring 2.43 HR of Mouza – Pipla and therefore the Hon'ble Tahsildar Nagpur Gramin had converted the use of said land at Kh. No. 122, total area admeasuring 2.43 HR of Mouza – Pipla, from agricultural use to Non-Agricultural Group Housing purpose in Rev. Case No. 155/NAP-34/2023-2024, dt.24/05/2024.

However Nitin Marotrao Upare and M/s. Pyramid Infrastar LLP through its Authorized Partner Sanjay Gosavi executed registered Power of Attorney Admission in favour of Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar bearing No. NGN-7-221-2025, dt.09/01/2025 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its duly Authentication No. 5/25 on same date.

Whereas, accordingly it prepared a Plan of the said Multistoried Buildings proposed to be constructed on the said Piece of Land and the said entire complex to be collectively known and styled as "PYRAMID AMARA" and the same is duly sanctioned and approved by Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide it's Building Permit No. 287937 and Permit No.BPNM/B/2024/APL/00301 dated 30-10-2024 and revised building Plan is duly sanctioned by Nagar Panchayat Besa-Pipla vide it's Revised Building Permit No. 1530164 and Building Permit No. BPNM/RB/2025/APL/00017 Dated 18/07/2025 and it is further revised of Sanctioned Building Plan bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 along with sanction of Building Permit and Commencement Certificate bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026;

Thereafter, the Vendor has dedicated the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act, which is duly registered in the Office of the Sub-Registrar, Nagpur - 7, in Book No. 1 at Sr. No. 217-2025 Dated 09/01/2025. That thereafter Deed of Amendment/ Correction to the Deed of Declaration is executed on 23-07-2025, and the same is duly registered in the Office of the Sub-Registrar, Nagpur - 7, in Book No. 1 at Sr. No. 6098-2025 Dated 23-07-2025. However, further registered Correction Deed executed bearing No. NGN-7-12989-2026, dt.06/07/2026 and the document is duly registered in the Office of the Sub-Registrar Nagpur 7.

Whereas now the owner M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Sanjay Namdeorao Gosavi through their POAH for Admission Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar decided to dispose of the Apartment No. 304 on the Third Floor, having a carpet area of 98.659 Sq. Mtrs. along with Open Balcony area admeasuring about 13.442 Sq. Mtrs. along with 0.172% undivided share & interest in the Kh. No. 122 of Mouza Pipla constructed on the building known and styled as "PYRAMID AMARA-BUILDING -2 (TOWER-C)", in favour of Nilesh A. Wakodikar.

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. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Sanjay Namdeorao Gosavi** 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 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 then 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**
- 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 | : | 21/08/2026 |
| 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 **M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Partner Sanjay Namdeorao Gosavi** 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 **Nilesh A. Wakodikar**.

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. Copy of NA Order in Rev. Case No. 155/NAP-34/2023-24, dt.24/05/2024 issued by Tahsildar Nagpur Gramin in the name of M/s. Swami Builders and Developers.
2. Copy of Sanctioned Building Plan bearing No. bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
3. Copy of revised of Sanction of Building Permit and Commencement Certificate bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
4. Copy of registered Correction Deed bearing No. NGN-7-12989-2026, dt.06/07/2026 executed by M/s. Swami Builders and Developers through its Authorized Nitin Marotrao Upare, M/s. Pyramid Infrastar LLP through its Authorized Sanjay Namdeorao Gosavi (Being Grantor).
5. Original Allotment Letter.
6. Original Possession Letter.
7. Original NOC for Mortgage.
8. Copy of the extract of the resolution of Partners, authorizing the Person to execute and register the Agreement to Sale, Sale Deed, Correction Deed if any and any other relevant Document with respect to the transfer of the Various Apartment to individual Purchaser.
9. Online recent Copy of 7/12 for Kh. No. 122 mutated in the name of M/s. Swami Builders and Developers through its Authorized Nitin Marotrao Upare and Shyamsunder Rambilas Mittal.
10. Original registered Sale Deed between M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi in favour of Nilesh A. Wakodikar.

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

NOT APPLICABLE

Remarks, if any: - This being the direct Purchase of the Apartment from the Builder, the only Recent Title document is available for Title Deposition.

Enclosure: - Search Receipt No. MH008802263202627E dt.21/08/2026.

Place: - Nagpur
Date: 21/08/2026

Yours faithfully,

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: 2026.08.21 18:11:56 +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 – 21/08/2026**TITLE SEARCH & VERIFICATION REPORT****Name of the Borrower: Nilesh A. Wakodikar, Both R/o. Nagpur.**

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi** 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 **0.172%** undivided Share and Interest in the piece and parcel of Non-Agricultural land at **Kh. No. 122, total area admeasuring 24300.00 Sq. Mtrs.** being a portion of the entire land of **Mouza – Pipla**, P. S. K. No. 38, together with all that **RCC superstructure** comprising of **Apartment No. 304 on the Third Floor, having a carpet area of 98.659 Sq. Mtrs. along with Open Balcony area admeasuring about 13.442 Sq. Mtrs.** constructed on the building known and styled as “**PYRAMID AMARA-BUILDING -2 (TOWER-C)**”, within the limits of Nagar Panchayat Besa Pipla, Tahsil Nagpur Gramin and District Nagpur and is bounded as under: -

On the East - By Open Space

On the West - By Apartment No. 301

On the North - By Apartment No. 303

On the South - By Apartment No. 305

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 Kh. No. 122 having an area of 2.43 Hectare of Mouza – Pipla, P.S.K. 38, belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR, Originally belonged to Shri. Parasram Mahadev Wagh, being his separate property and the same is also accordingly mutated in his name in all relevant record.

Whereas the aforesaid Shri. Parasram Mahadev Wagh left for heavenly abode on 17/07/1997, after his death the aforesaid property devolved in his Widow Smt. Zingubai Parasram Wagh, 3 Sons namely Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh and 4 married daughters namely Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao

Kitkule and Mrs. Sangita Dinesh Dhenge, by way of intestate succession, being the only legal heirs of the deceased.

Whereas, the aforesaid Mrs. Nalu Madhavrao Sawai, Mrs. Alka Baba Alsale, Mrs. Malu Uttamrao Kitkule and Mrs. Sangita Dinesh Dhenge relinquished all their rights, title, share and interest in the aforesaid property in favour of their mother and brothers namely Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh by virtue of RELINQUISEMENT DEED dated 24/01/2002, which is duly Registered in the Office of the Joint Sub-Registrar, Nagpur in Book No. 1 at Sr. No. 605 on even date.

Thereafter, the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, Shri Keshao Parasram Wagh and Shri Naresh Parasram Wagh lateron executed a Partition Deed on 09/09/2004 and in terms of which the aforesaid property comprising Eastern Portion of Kh. No. 122 having an area 1.62 Hectares (4.00 Acre) of Mouza- Pipla came to the share of Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh, and Shri Naresh Parasram Wagh and remaining portion of aforesaid land i.e Western Portion of Kh. No. 122 having an area 0.81 Hectares (i.e. 2.00 Acres) of Mouza- Pipla came to the share of Shri Keshao Parasram Wagh and the said Partition Deed is duly registered in the Office of Sub-Registrar, Nagpur-Rural in Book No. 1 at Sr. No. 5838/2004 on 13/09/2004.

Whereas, by an Agreement dated 24/02/2004 the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh have agreed to sell their land admeasuring 1.62 Hectares (4.00 Acre) to Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal upon the several terms and conditions. By the aforesaid Agreement the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh have agreed to execute proper Sale Deed relating to the aforesaid property in favour of the said Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal or the nominee(s) appointed by them.

WHEREAS, the aforesaid Shri Mukesh Gaurishankar Agrawal, Shri Dinesh Gaurishankar Agrawal, Shri Manish Gaurishankar Agrawal and Smt. Kantadevi Gaurishankar Agrawal dropped the idea of purchasing the said property and after due consultation with the aforesaid Smt. Zingubai Parasram Wagh, Shri Murlidhar Parasram Wagh and Shri Naresh Parasram Wagh, they have jointly transferred the aforesaid property by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of Registered Sale Deed dated 05/12/2005, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3372/2005 on even date.

WHEREAS, the aforesaid Shri Keshao Parasram Wagh had agreed to sell his property admeasuring 0.81 Hectares (i.e. 2.00 Acres) comprising Western Portion of the Kh. No. 122 to M/s Vaishnavi Estate upon the several terms and conditions. By the aforesaid Agreement the aforesaid Shri Keshao Parasram Wagh has further agreed to execute a proper Sale Deed relating to the aforesaid property in favour of the M/s Vaishnavi Estate or the nominee(s) appointed by them. Accordingly a General Power of Attorney dated 10/01/2005 was executed him in favour of the Sandeep Ramdas Pendke and Shri Tushar Chandrabhan Padgilwar, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 10, in Book No. 1 at Sr. No. 184/2005 on dated 11/01/2005.

Thereafter, the aforesaid M/s Vaishnavi Estate dropped the idea of purchasing the aforesaid property and further contracted to sell the said property to M/s Shrikrushnarpan Builders and Developers. However in turn the said M/s Shrikrushnarpan Builders and Developers also dropped an idea to purchase the aforesaid property. Subsequently, the aforesaid Shri Keshao Parasram Wagh alongwith M/s Vaishnavi Estate and M/s Shrikrushnarpan Builders and Developers, as Consenters jointly transferred the aforesaid property comprising Western Portion of the Kh. No. 122, admeasuring 0.81 Hectares (i.e. 2.00 Acres) by way of Sale to Shri Balwant Motiram Umalkar, Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar and Mrs. Shubhangi Makrand Saoji jointly, by virtue of

Registered Sale Deed dated 05/12/2005, which is duly Registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3371/2005 on even date.

However, consequent upon the death of the aforesaid Shri Balwant Motiram Umalkar his 1/7th share and interest in the said property devolved in his 2 sons namely Shri Vijay Balwant Umalkar and Shri Vishal Balwant Umalkar.

However, consequent upon the death of the aforesaid Shri Laxmanrao Pabhakar Aurangabadkar his 1/7th share and interest in the said property devolved in his 2 sons namely Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar, as a result therefore they had now become the Joint/Co-owners of the aforesaid property comprising Kh. No. 122 of Mouza- Pipla with heritable and transferable rights therein and the same is also accordingly mutated in their names in 7/12 Extract;

Whereas, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 1.62 Hectares, Rental Rs. 8.00, Account/ Khate No. 1187, held in Occupancy Class- 1 Rights, by way of Sale to SWAMI BUILDERS AND DEVELOPERS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10070/2020 Registered on dated 28/12/2020.

Whereas, the aforesaid Mrs. Varsha Madhavrao Shembekar, Mrs. Pratima Dilip Rodi, Shri Ravi Madan Kashikar, Mrs. Jaymala Vijay Kashikar, Shri Laxmanrao Pabhakar Aurangabadkar, Mrs. Shubhangi Makrand Saoji, Shri Vijay Balwant Umalkar, Shri Vishal Balwant Umalkar, Shri Manish Laxman Aurangabadkar and Shri Ashish Laxman Aurangabadkar have sold All That Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Pipla in Tahsil – Nagpur (Rural) and District – NAGPUR by way of Sale to MATOSHREE SOLUTIONS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed executed on dated 26/12/2020, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 10071/2020 on dated 28/12/2020.

Thereafter, the aforesaid SWAMI BUILDERS AND DEVELOPERS, acting its Authorized Partner SHRI. SHYAMSUNDER MITTAL S/O RAMBILAS MITTAL, has acquired ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, from MATOSHREE SOLUTIONS, acting its Authorized Partner SHRI. NITIN MAROTRAO UPARE, by virtue of Sale Deed dated 02/01/2024, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 51/2024 Registered on dated 02/01/2024.

Whereas, some mistake was found in the Sale Deed dated 02/01/2024, therefore the aforesaid SWAMI BUILDERS AND DEVELOPERS had made and executed CORRECTION DEED of ALL THAT Piece and Parcel of Agricultural land bearing Khasra No. 122 of MOUZA – PIPLA, PSK No. 38, having an area of 0.81 Hectares, Rental Rs. 4.00, Account/ Khate No. 2231, held in Occupancy Class- 1 Rights, which is duly registered in the Office of Sub-Registrar, Nagpur-Rural No. 7, in Book No. 1 at Sr. No. 3915/2024 Registered on dated 21/03/2024.

Thereafter, the aforesaid land admeasuring about 24300.00 Sq. Mtrs., out of the land bearing Kh. No. 122, of Mouza – PIPLA is developed as per Development Agreement Dated 08-08-2024 made by and between the Nagar Panchayat Besa- Pipla, Declared by Govt. of Maharashtra, Resolution MUN-2019/NO-240/UD-18 Dated 20-01-2023 Represented by its Administrator/Chief Officer, Nagar Panchayat Besa-Pipla and M/s Swami Builders & Developers through Shri. Nitin Marotrao Upare and Shri. Shyamsunder Rambilas Mittal And accordingly a Letter to that effect is also issued by the Administrator/Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide its Letter No. 1507, Dated 23-08-2024;

Thus there are in all 222 (Two Hundred and Twenty Two) independent and self-contained separate Apartments in the said Building-2 (Tower-C) & Building-3 (Tower-D).

WHEREAS, the Vendor/Confirming Party has registered the Project under the provisions of the Act with the Real Estate Regulatory Authority at Mumbai vide Registration No. P50500079130;

WHEREAS, the Vendor/Confirming Party has appointed Architect Mr. Sanjay Soni, having its office at Flat No.304, Rishabh Apartment, Ganesh Nagar, Near S. D. Hospital, Nagpur-440009, and Maharashtra who is duly registered with the Council of Architects at CA/05/36827;

However, the owner SWAMI BUILDERS AND DEVELOPERS through its Authorized Partner Nitin Marotrao Upare had decided to develop the said land at Kh. No. 122, total area admeasuring 2.43 HR of Mouza – Pipla and therefore the Hon'ble Tahsildar Nagpur Gramin had converted the use of said land at Kh. No. 122, total area admeasuring 2.43 HR of Mouza – Pipla, from agricultural use to Non-Agricultural Group Housing purpose in Rev. Case No. 155/NAP-34/2023-2024, dt.24/05/2024.

However Nitin Marotrao Upare and M/s. Pyramid Infrastar LLP through its Authorized Partner Sanjay Gosavi executed registered Power of Attorney Admission in favour of Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar bearing No. NGN-7-221-2025, dt.09/01/2025 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its duly Authentication No. 5/25 on same date.

Whereas, accordingly it prepared a Plan of the said Multistoried Buildings proposed to be constructed on the said Piece of Land and the said entire complex to be collectively known and styled as "PYRAMID AMARA" and the same is duly sanctioned and approved by Chief Officer, Nagar Panchayat Besa-Pipla, Nagpur vide it's Building Permit No. 287937 and Permit No.BPNM/B/2024/APL/00301 dated 30-10-2024 and revised building Plan is duly sanctioned by Nagar Panchayat Besa-Pipla vide it's Revised Building Permit No. 1530164 and Building Permit No. BPNM/RB/2025/APL/00017 Dated 18/07/2025 and it is further revised of Sanctioned Building Plan bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 along with sanction of Building Permit and Commencement Certificate bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026;

Thereafter, the Vendor has dedicated the said Project to the provisions of The Maharashtra Apartment Ownership Act, 1970 and a Deed of Declaration u/s 2 of the said Act, which is duly registered in the Office of the Sub-Registrar, Nagpur - 7, in Book No. 1 at Sr. No. 217-2025 Dated 09/01/2025. That thereafter Deed of Amendment/ Correction to the Deed of Declaration is executed on 23-07-2025, and the same is duly registered in the Office of the Sub-Registrar, Nagpur - 7, in Book No. 1 at Sr. No. 6098-2025 Dated 23-07-2025. However, further registered Correction Deed executed bearing No. NGN-7-12989-2026, dt.06/07/2026 and the document is duly registered in the Office of the Sub-Registrar Nagpur 7.

Whereas now the owner M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Sanjay Namdeorao Gosavi through their POAH for Admission Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar decided to dispose of the Apartment No. 304 on the Third Floor, having a carpet area of 98.659 Sq. Mtrs. along with Open Balcony area admeasuring about 13.442 Sq. Mtrs. along with 0.172% undivided share & interest in the Kh. No. 122 of Mouza Pipla constructed on the building known and styled as "PYRAMID AMARA-BUILDING -2 (TOWER-C)", in favour of Nilesh A. Wakodikar.

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. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi**, 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. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi** Nagpur becomes the owner of the above said plot. Hence, accordingly, **M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi** 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 NA Order in Rev. Case No. 155/NAP-34/2023-24, dt.24/05/2024 issued by Tahsildar Nagpur Gramin in the name of M/s. Swami Builders and Developers.
2. Copy of registered Power of Attorney for Admission bearing No. NGN-7-221-2025, dt.09/01/2025 executed by Nitin Marotrao Upare and M/s. Pyramid Infrastar LLP through its Authorized Partner Sanjay Gosavi in favour of Vishnukant Dinkarrao Birewar and Ramesh Mahadeorao Deshbhratar and its duly Authentication No. 5/25 on same date.
3. Copy of Sanctioned Building Plan bearing No. bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
4. Copy of revised of Sanction of Building Permit and Commencement Certificate bearing No. 1601742/BPNM/RB/2026/APL/00032, dt.18/06/2026 issued by Chief Officer of Besa Pipla Nagar Panchayat.
5. Copy of registered Correction Deed bearing No. NGN-7-12989-2026, dt.06/07/2026 executed by M/s. Swami Builders and Developers through its Authorized Partner Nitin Marotrao Upare along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Partner Sanjay Namdeorao Gosavi (Being Grantor).
6. Copy of Draft Agreement to Sale between M/s. Swami Builders and Developers through its Authorized Partner Nitin Marotrao Upare along with Developer M/s. Pyramid Infrastar LLP (Lilimited Liability Partnership) through its Authorized Sanjay Namdeorao Gosavi in favour of Nilesh A. Wakodikar.

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 not been mentioned in the revenue records.

5. Possession:

M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partnership) through its Authorized Sanjay Namdeorao Gosavi Nagpur acquired title and interest over the property under search.

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

NO

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

That above said property 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. MH008802263202627E dated 21/08/2026**, 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 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. Swami Builders and**

Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi 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.

I have verified all the documents from the original documents/records which has been provided to me by **M/s. Swami Builders and Developers through its Authorized Partners Nitin Marotrao Upare, Shyamsunder Rambilas Mittal along with M/s. Pyramid Infrastar LLP (Limited Liability Partneship) through its Authorized Sanjay Namdeorao Gosavi.**

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

Place: - Nagpur
Date: 21/08/2026

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@rediffmai
l.com, c=IN
Date: 2026.08.21 18:12:12
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