

Date: 07/09/2026

To,

**The Manager,
ICICI Home Finance Co. Ltd.,
Br. Buldhana Tq. Dist. Buldhana**

TITLE VERIFICATION AND NO ENCUMBRANCE CERTIFICATE

As per the request & documents provided, I'm submitting this report in respect of the property described in Schedule-I below. Therefore I have duly inspected Index-II Registers in Sub Registrar, Vide Receipt No. MH009846017202627U Dt. 08/09/2026.

Perusal documents, revenue records and title deeds reflects that initially an agricultural land measuring about 02H.95R out of F.S. No. 392/1 of mauje Washim-3 was owned by Mr. Ganpat Raoji Wani who then sold it to Mr. Prabhu Ganpat Wani Vide Regd. Sale Deed Sr. No. 203 of Dt. 27/01/1986.

Thereafter out of total 02H.95R land of F.S. No. 392/1 Mr. Prabhu Ganpat Wani sold out Western Side Part of land measuring about 01H.09R in exchange of Gat No. 76, 77, 78 and 81 of mauje Kamathwada Tq. Washim to Mr. Rajesh Rameshwar Chandak an Mr. Rajendra Pusaram Rathi, jointly vide Regd. Exchange Deed Sr. No. 2948 of Dt. 07/08/2018.

That Mr. Prabhu Ganpat Wani obtained loan by mortgaging that F.S. No. 392/1 with SBI Washim, Vide Regd. Mortgage Deed Sr. No. 1027 of Dt. 02/03/2013, however the said loan has been repaid and property has been released vide Regd. Release Deed Sr. No. 4905 of Dt. 31/12/2020.

Then Mr. Rajesh Rameshwar Chandak an Mr. Rajendra Pusaram Rathi, jointly obtained layout sanctioned Plan from M.C. Washim Vide Order No. 14/Sanction Plan/77/2019 of Dt. 16/04/2019. Thereafter Tahsildar Washim Order the N.A. Use of said land Vide RC No. NAP-34/Washim-3/62/2018-19 of Dt. 21/05/2019.

Thereafter Mr. Rajesh Rameshwar Chandak and Mr. Rajendra Pusaram Rathi, jointly sold out that N.A. Plot No. 1 measuring about 9702Sq.mtrs. to M/s Vyankatesh Homes LLP through its Partner Mr. Subhash Dadarao Sarnaik Vide Regd. Sale Deed Sr. No. 2309 of Dt. 10/08/2020.

That M/s Vyankatesh Homes is a registered LL Partnership Firm registered u/s 12(1) of Limited Liability Partnership Act of 2008 with Registrar, Mumbai Ministry of Corporate Affairs Vide LLP Identification No. AAM-0369 of Dt. 16/02/2018. As per the Deed of Partnership 1. Girish Bhagwan Lahot, Sangeeta 2. Girish Lahot, 3. Shailesh Kirankumar Somani, 4. 5. Subhash Dadarao Sarnaik and Anil Sudhakar Rao Kulkarni are the Partners of the Vyankatesh Homes LLP.

Then M/s Vyankatesh Homes through its Partners constructed Buildings on that Plot No. 1 as per construction permission and sanctioned plan from M.C. Washim of Dt. 23/3/2021 and thereafter executed DOD for the said buildings known as "Vyankatesh Homes Wing-A1", "Vyankatesh Homes Wing-A2", "Vyankatesh Homes Wing-B1", "Vyankatesh Homes Wing-B2", "Vyankatesh Homes Wing-B3", "Vyankatesh Homes Wing B-4" and also Vyankatesh Row-Houses and Vyankatesh Convenience Shops Vide Regd. DOD Sr. No. 2252 of Dt. 03/05/2021.

That the building Scheme i.e. Vyankatesh Homes is also registered with Maharashtra Real Estate Regulatory Authority Vide Registration No. P50200029149 of Dt. 29/04/2021.

That M/s Vyankatesh Homes through its Partners executed power of attorney in favour of Mr. Nilesh Madanlal Choudhari for the purposes of presenting documents for registration before Sub-Registrar Washim Vide Regd. POA Sr. No. 2322 of Dt. 03/06/2021.

Then out of the said Scheme of Vyankatesh Homes Wing-A-2, M/s Vyankatesh Homes through its Partners agreed to sale Flat No. 401 of Fourth Floor more particularly described in Part-I above to present intending borrower Omesh Kisan Paighan & Manisha Omesh Paighan.

Perusal of the documents shows that the subject matter of property is without any charge, loan and encumbrance and is marketable.

However the charge or any right created by unregistered documents in respect of the property in question could not be ascertained or discovered from the Public/Govt. Records. Hence by way of an abundant precaution, an affidavit from the owner of the property, be obtained, stating on oath that the title to the property in question is clear, unencumbered and free from any charge, loan and has not been sold, alienated, transferred in

any way or no any third party interest is created by way of lease, rent or in any way.

SCHEDULE-I

All That Piece & Parcel of Plot measuring about 120.80Sq.mtrs. out of F.S. No. 14/1 of mauje Umri Pr. All The RCC Super Structure Comprising of Flat No. 401 of Fourth Floor having built-up area about 51.54Sq.mts. with 44.411Sq.mtrs of undivided Share of land in an apartment known as "**Vyankatesh Home Wing A-2**" constructed on Plot No. 1 measuring about 9702Sq.mtrs. out of F.S. No. 392/1 of mauje Washim-3, converted to N.A. as per Order of Tahsildar Washim Vide RC No. NAP-34/Washim-3/62/2018-19 of Dt. 21/05/2019, situated within the limit of M.C. Washim Tq. & Dist. Washim which is bounded by :-

East : Lobby & Staircase. **West** : Open.
North : Flat No. 402 **South** : Open

Yours truly,
Sanjeev
Ramdas
Bochare
Digitally signed
by Sanjeev
Ramdas Bochare
Date: 2026.09.08
15:14:36 +05'30'
Adv. Sanjeev R. Bochare