

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
LEGAL SCRUTINY REPORT

Date – 25/08/2026

Rev. Dt.21/09/2026

Ref. No. VSD/ICICI-HFC/AUG-26/04 (SHU-42)

APP. NO: - 77000337750

LOS. NO: - 10318830

To,

ICICI Home Finance Ltd.,
CA Road Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Shiv Pratap Narayan Singh

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Shiv Pratap Narayan Singh**
- 2. Name of the Co-applicant/s (if any) : Pratibha Shivpratap Singh**
- 3. Type of Loan : Apna Ghar Premium**
- 4. Purpose of Loan : BT + TOP UP**
- 5. Name of the Property Owner/s : Shiv Pratap Narayan Singh**
- 6. Description of the Property (with boundaries):**

All that piece and parcel of Non Agriculture land at **Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) along with RCC Construction thereon 97.54 Sq. Mtrs. (1050.00 Sq. Ft. As mentioned in Sale Deed)** being a portion of the entire land bearing **Kh. No. 87, 88, 89-A/2, 89/B of Mouza - Wagdara, P. H. No. 46-A**, within the limits of Grampanchayat Isasani bearing **House / Malmatta No. 131 in Ward No. 2**, Tahsil Hingna & District Nagpur and the Plot is bounded as under: –

On the East	-	Agriculture Land / Kh. No. 90
On the West	-	7.50 Mtrs. Road
On the North	-	Plot No. 47
On the South	-	Plot No. 45

- 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 Sanctioned Layout Plan bearing No. SSNG/5313, dt.02/11/2007 issued by Assist. Director, Town Planning and Valuation Department Nagpur.**

2. Copy of NA Order bearing No. 422/NAP-34/2007-2008, dt.25/09/2008 issued by the Collector Nagpur in the name of Suresh Madanlal Bang & 4 Others.
3. Copy of registered Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 between M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade in favour of Amresh Kumar and Archana Amresh Kumar.
4. Copy of registered Agreement to Sale bearing No. HGN-4869-2025, dt.17/04/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
5. Copy of 7/12 for Plot No. 46 mutated in the name of Amresh Kumar and Archana Amresh Kumar vide Ferfar No. 2664.
6. Copy of NOC for Loan Closure issued by Union Bank Hingna Branch on 06/06/2025.
7. Copy of registered Sale Deed bearing No. HGN-6741-2025, dt.13/06/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
8. Copy of Tax Assessment List for the year 2023-24 to 2026-27, dt.09/08/2024 issued by Gram Vikas Adhikari of the Gramapanchayat Issasani (Wagdara).
9. Copy of Tax paid Receipt No. 17421, dt.09/08/2024 for the year 2024-25 issued by Office of the Grampanchayat Issasani.
10. Copy of List of Document issued by Easy Home Finance Ltd. Nagpur on 11/08/2026.
11. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.25/08/2026.

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

On online verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the Agricultural land Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara, P. H. No. 46-A, Tahsil - Hingna & Dist. Nagpur was owned and possessed by M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade in the year 2012.

Thereafter the then owner decided to develop the said land at Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara. Accordingly the Collector Nagpur in the Rev. Case No. 422/NAP-34/2007-2008, dt.25/09/2008 granted its permission for the use of said land at Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara for Non Agriculture Residential Purpose and accordingly the Assist. Director, Town Planning and Valuation Department Nagpur sanctioned the Layout plan bearing No. SSNG/5313, dt.02/11/2007 for aforesaid land.

Thereafter the owner M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade transferred scheduled property at Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) bearing Kh. No. 87, 88, 89-A/2, 89/B of Mouza – Wagdara in favour of Amresh Kumar and Archana Amresh Kumar and accordingly executed registered Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna and his name is mutated in the 7/12 records vide Ferfar No. 2664.

However, the Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 has been lost from the custody of the owner and hence owner Lodged FIR in Police Station Hingna for Loss of Title Documents on 11/04/2025 and then Published Public Notice in (Lokmat Times) & (Lokshahi Warta) on 12/04/2025 or after few days Adv. Shashank Chaubey issued NOC on 26/04/2025.

However, the owners Amresh Kumar and Archana Amresh Kumar borrowed a loan from Union Bank, Hingna Branch and Mortgage scheduled property with Union Bank Hingna Branch and after few years owner repaid entire loan amount with interest and obtained NOC for Loan Closure on 06/06/2025.

However, the Sale Deed executed bearing HGN-2279-2012, dt.21/05/2012 is further corrected through executing registered Deed of Declaration for correction East side Boundary bearing No. NGN-2-5378-2025, dt.01/06/2025 and the document is duly registered in the Office of the Sub-Registrar Nagpur 2. This declaration should have been registered in the Office of the Sub registerar Hingna and not in Nagpur -2 as per jurisdiction allocated by the Joint District Collector of Stamps Nagpur.

Thereafter the owners Amresh Kumar and Archana Amresh Kumar executed registered Agreement to Sale for scheduled property at Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) along with RCC Construction thereon 97.54 Sq. Mtrs. (1050.00 Sq. Ft. As mentioned in Sale Deed) bearing Kh. No. 87, 88, 89-A/2, 89/B of Mouza – Wagdara in favour of Shiv Pratap Narayan Singh bearing No. HGN-4869-2025, dt.17/04/2025 and then also transferred scheduled property by way of registered Sale Deed bearing No. HGN-6741-2025, dt.13/06/2025 and both document are duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed Shiv Pratap Narayan Singh became absolue owner of the scheduled property and had paid Grampanchayat Tax upto March 2025 vide Receipt No. 17421, dt.09/08/2024.

However, the owner Shiv Pratap Narayan Singh borrowed a loan for Rs. 31,87,345/- from Easy Home Finance Ltd. Nagpur and Mortgage scheduled property to Easy Home Finance Ltd. Nagpur by way is presently Mortgaged Deed bearing No. HGN-6752-2025, dt.13/06/2025 and the document is duly registered in the Office of the Sub-Registrar Hingna and as per the LOD dt.11/08/2026 the documents in original are in the custody of Mortgagee Financial Institution and having the charge of Easy 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 **Shiv Pratap Narayan Singh** is the owner of the schedule of property and **he/she/they** is having valid, clear and marketable title over the schedule property. Except that of **Easy 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 **Easy Home Finance Ltd. Nagpur**, the schedule of property is free from all sort of encumbrances, charges, lien etc. **except the charge of Easy 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 **Easy 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
Recent Tax paid Receipt is required.
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reason? YES / NO
- 5.7 Whether required documents are available for creating mortgage? YES / NO
On release of property from charges of Easy 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
Subject to No Dues Certificate from Easy Home Finance Ltd. Nagpur.
- 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? **NOC from Easy Home Finance is 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 : **25/08/2026**
 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 as per policy of the company **Shiv Pratap Narayan Singh** has/would derive a valid, clear, marketable and unencumbered title in the property stated above **except the charge of Easy Home Finance Ltd. Nagpur**.

The declaration No. NGN-2-5378-2025, dt.01/06/2025 should have been registered in the Office of the Sub registrar Hingna and not in Nagpur -2 as per jurisdiction allocated by the Joint District Collector of Stamps Nagpur.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Shiv Pratap Narayan Singh and Pratibha Shivpratap Singh**.

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 Document issued by Easy Home Finance Ltd. Nagpur on 11/08/2026.
2. Recent Online Copy of Computerized 7/12 for Plot No. 46 mutated in the name of Shiv Pratap Narayan Singh.

Following documents as per Policy of the Company are required Post Disbursal: (if any): -

1. Certified Copy registered Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 between M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade in favour of Amresh Kumar and Archana Amresh Kumar.
2. Original F.I.R Police Station Hingna On Dated 11/04/2025.
3. Original Public Notice In Marathi (Lokmat Times) & Public Notice In Marathi (Lokshahi Warta) on 12/04/2025.
4. Original Misplaced Document Letter issued by Union Bank Of India in favour of Shri. Amresh Kumar on 25/04/2025.
5. Original- NOC issued by Adv. Shashank G. Chaubey on dated 26/04/2025.
6. Original- No Dues Certificate issued by Union Bank Of India in favour of Shri. Amresh Kumar, Smt. Archana Amresh Kumar on dated. 06/06/2025.
7. Original registered Agreement to Sale bearing No. HGN-4869-2025, dt.17/04/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
8. Original registered Deed of Declaration bearing No. NGN-2-5378-2025, dt.01/06/2025 executed by Shri. Amresh Kumar , Smt. Archana Amresh Kumar.
9. Original registered Sale Deed bearing No. HGN-6741-2025, dt.13/06/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
10. Original registered Mortgage Deed bearing No. HGN-6752-2025, dt.13/06/2025 executed by Shiv Pratap Narayan Singh in favour of Easy Home Finance Ltd. Nagpur.
11. Original registered Re-Conveyance Deed between Easy Home Finance Ltd. Nagpur in favour of Shiv Pratap Narayan Singh.
12. Original No Dues Certificate issued by Easy Home Finance Ltd. Nagpur.

13. Original recent Grampanchayat Tax paid Receipt for the year 2026-27 issued by Office of the Grampanchayat Isasani.
14. Original Grampanchayat Tax Assessment Report for the year 2026-2027 issued by Office of the Grampanchayat Isasani.

Remarks, if any: - The declaration No. NGN-2-5378-2025, dt.01/06/2025 should have been registered in the Office of the Sub registrar Hingna and not in Nagpur -2 as per jurisdiction allocated by the Joint District Collector of Stamps Nagpur.

Enclosure: - Search Receipt No. MH008996574202627E, dt.25/08/2026.

Place: - Nagpur
Date: 25/08/2026

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: 2026.09.21 14:10:36 +05'30'
V. S. Deshpande,
(ADVOCATE)

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E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 25/08/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Shiv Pratap Narayan Singh, R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of - **Shiv Pratap Narayan Singh, 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 Non Agriculture land at **Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) along with RCC Construction thereon 97.54 Sq. Mtrs. (1050.00 Sq. Ft. As mentioned in Sale Deed)** being a portion of the entire land bearing **Kh. No. 87, 88, 89-A/2, 89/B of Mouza - Wagdara, P. H. No. 46-A**, within the limits of Grampanchayat Isasani bearing **House / Malmatta No. 131 in Ward No. 2**, Tahsil Hingna & District Nagpur and the Plot is bounded as under: –

On the East	-	Agriculture Land / Kh. No. 90
On the West	-	7.50 Mtrs. Road
On the North	-	Plot No. 47
On the South	-	Plot No. 45

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

On online verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the Agricultural land Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara, P. H. No. 46-A, Tahsil - Hingna & Dist. Nagpur was owned and possessed by M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade.

Thereafter the then owner decided to develop the said land at Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara. Accordingly the Collector Nagpur in the Rev. Case No. 422/NAP-34/2007-2008, dt.25/09/2008 granted its permission for the use of said land at Kh. No. 87, 88, 89-A/2, 89/B total area admeasuring 10.75 HR of Mouza - Wagdara for Non Agriculture Residential Purpose and accordingly the Assist. Director, Town Planning and Valuation Department Nagpur sanctioned the Layout plan bearing No. SSNG/5313, dt.02/11/2007 for aforesaid land.

Thereafter the owner M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade transferred scheduled property at Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) bearing Kh. No. 87, 88, 89-A/2, 89/B of Mouza – Wagdara in favour of Amresh Kumar and Archana Amresh Kumar and accordingly executed registered Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna and his name is mutated in the 7/12 records vide Ferfar No. 2664.

However, the Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 has been lost from the custody of the owner and hence owner Lodged FIR in Police Station Hingna for Loss of Title Documents on 11/04/2025 and then Published Public Notice in (Lokmat Times) & (Lokshahi Warta) on 12/04/2025 or after few days Adv. Shashank Chaubey issued NOC on 26/04/2025.

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However, the Sale Deed executed bearing HGN-2279-2012, dt.21/05/2012 is further corrected through executing registered Deed of Declaration for correction East side Boundary bearing No. NGN-2-5378-2025, dt.01/06/2025 and the document is duly registered in the Office of the Sub-Registrar Nagpur 2. The declaration No. NGN-2-5378-2025, dt.01/06/2025 should have been registered in the Office of the Sub registerar Hingna and not in Nagpur -2 as per jurisdiction allocated by the Joint District Collector of Stamps Nagpur.

Thereafter the owners Amresh Kumar and Archana Amresh Kumar executed registered Agreement to Sale for scheduled property at Plot No. 46, total area admeasuring 99.06 Sq. Mtrs. (1066.28 Sq. Ft.) along with RCC Construction thereon 97.54 Sq. Mtrs. (1050.00 Sq. Ft. As mentioned in Sale Deed) bearing Kh. No. 87, 88, 89-A/2, 89/B of Mouza – Wagdara in favour of Shiv Pratap Narayan Singh bearing No. HGN-4869-2025, dt.17/04/2025 and then also transferred scheduled property by way of registered Sale Deed bearing No. HGN-6741-2025, dt.13/06/2025 and both document are duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed Shiv Pratap Narayan Singh became absolute owner of the scheduled property and had paid Grampanchayat Tax upto March 2025 vide Receipt No. 17421, dt.09/08/2024.

However, the owner Shiv Pratap Narayan Singh borrowed a loan for Rs. 31,87,345/- from Easy Home Finance Ltd. Nagpur and Mortgage scheduled property to Easy Home Finance Ltd. Nagpur by way is presently Mortgaged Deed bearing No. HGN-6752-2025, dt.13/06/2025 and the document is duly registered in the Office of the Sub-Registrar Hingna and as per the LOD dt.11/08/2026 the documents in original are in the custody of Mortgagee Financial Institution and having the charge of Easy 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 **Easy Home Finance Ltd. Nagpur**, the schedule of property is free from all sort of encumbrances, charges, lien etc. except the charges of **Easy Home Finance Ltd. Nagpur** and the owner is having clear, valid and marketable title over the scheduled property and that

the present owner **Shiv Pratap Narayan Singh** 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 **Shiv Pratap Narayan Singh** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Shiv Pratap Narayan Singh** 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 Sanctioned Layout Plan bearing No. SSNG/5313, dt.02/11/2007 issued by Assist. Director, Town Planning and Valuation Department Nagpur.
2. Copy of NA Order bearing No. 422/NAP-34/2007-2008, dt.25/09/2008 issued by the Collector Nagpur in the name of Suresh Madanlal Bang & 4 Others.
3. Copy of registered Sale Deed bearing No. HGN-2279-2012, dt.21/05/2012 between M/s. LG Developers and Builder through its Partner Shri Dhanraj Ganpatrao Babade in favour of Amresh Kumar and Archana Amresh Kumar.
4. Copy of registered Agreement to Sale bearing No. HGN-4869-2025, dt.17/04/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
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7. Copy of registered Sale Deed bearing No. HGN-6741-2025, dt.13/06/2025 between Amresh Kumar and Archana Amresh Kumar in favour of Shiv Pratap Narayan Singh.
8. Copy of Tax Assessment List for the year 2023-24 to 2026-27, dt.09/08/2024 issued by Gram Vikas Adhikari of the Gramapanchayat Issasani (Wagdara).
9. Copy of Tax paid Receipt No. 17421, dt.09/08/2024 for the year 2024-25 issued by Office of the Grampanchayat Issasani.
10. Copy of List of Document issued by Easy Home Finance Ltd. Nagpur on 11/08/2026.

3. Minor's Interest / HUF property:

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

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

In this property the name of Mortgagor has been mentioned in the revenue records on Aakhiv Patrika.

5. Possession:

Shiv Pratap Narayan Singh 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 does not affected by any Ceiling legislation / Act in force.

8. Applicability of local laws:

Here I can say that the above said property is not subjected to any local laws which prevents for creation of mortgage.

9. Searches:

i) **Enquiries made in the office of the Mandal / Revenue Officer**

I have verified all the relevant index entries from the books and records kept and maintained in the office of the **Sub Registrar, Hingna** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Hingna** vide **Receipt No. MH008996574202627E dated 25/08/2026**, 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 Hingna**.

ii) **Searches in the Office of the Registrar of the Companies:**

Here mortgagor is not the company; hence there is not the question of this clause.

iii) **Lispendens:**

NO.

10. **Site Inspection:**

No inspection regarding site of the above mentioned property.

11. **Conclusion and Recommendations:**

However, some record was in mutilated and torn form, intermittently some record was missing. Moreover the indexing of record as required under Registration Act 1908 is incomplete. However, on the basis of record available with the concern Sub Registrar Office and documents supplied to me. I certify that the title of the said property is marketable and clear **except the charges of Easy 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 **Shiv Pratap Narayan Singh** 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 Easy 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 Easy Home Finance Ltd. Nagpur**.

The declaration No. NGN-2-5378-2025, dt.01/06/2025 should have been registered in the Office of the Sub registrar Hingna and not in Nagpur -2 as per jurisdiction allocated by the Joint District Collector of Stamps Nagpur.

I have verified all the documents from the original documents/records which has been provided to me by **Shiv Pratap Narayan Singh**.

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

Place: - Nagpur
Date: 25/08/2026

ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
(ADVOCATE)

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