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Online Documents received
LEGAL SCRUTINY REPORT

Ref. No. VSD/ICICI-HFC/SEPT-26/ (NAVIN-14)

Date – 11/09/2026

Rev Date – 07/10/2026

APP. NO: - 77000339873

APS NO. 10319924

To,
ICICI Home Finance Ltd.,
Khamla Road Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Amol Ashok Tiwari.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Amol Ashok Tiwari**
- 2. Name of the Co-applicant/s (if any) : Priyanka Amol Tiwari**
- 3. Type of Loan : Prime Plot Loan (Builder Purchase)**
- 4. Purpose of Loan : Plot Purchase**
- 5. Name of the Property Owner/s : M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal**

6. Description of the Property (with boundaries):

All that piece and parcel of land at **Plot No. 82 total area admeasuring 112.50 (1210.95 Sq. Ft)** being a portion of entire land at **Kh Nos. 80/1, 80/4, 82, 89, 88, 90/1, 90/2, 91 and 93 of Mouza – Mohgaon**, Khate No. 587, P.H.No. 74, having total area of 15.32 HR. and Kh. No. 88 having area 6.20 HR, Khate No.609, having total area of 21.52 (15.32+6.20) Hectares R.,Amalgamated and renumbered and allotted **New Khasra /Survey /Gut No. 82** within tle Limits of Grampanchayat Mohgaon Tahsil Nagpur Gramin & District Nagpur in the layout known & styled as “**OZEN INFANIA CITY**”, Tahsil Nagpur Gramin & District Nagpur and the Layout is bounded as under:-

Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93

On the East	-	Kh. No. 72/1, 72 Part, 81, 92 & 93, 90/2, 92, 95 & 94
On the West	-	Kh. No. 79 & 84, 79 & 84, 83, 88, 88, 90/1, 88, & 89
On the North	-	Kh. No. 73, 80/1, 80, 85 & 83, 89, 89, 90, 82
On the South	-	Kh. No. 80/4 & 80/2, 82 & 81 (Part), 93, 90, 91, 91, Shiv Pandhan & Kh. No. 92

Kh. No. 88

On the East	-	By Kh. No. 89, 90 and 91
On the West	-	By Shirul Village Shiv & Gumgaon Road
On the North	-	By Kh. No. 85 & 87 & then Pandhan
On the South	-	By 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 Partnership Deed between M/s. Ozen Infrastructure among Ajay Natthuji Kesare, Rahul Jiwan Bhajan, Vinod Shripatrao Mahajan (Retiring Partner), Girish Surajmalji Bothra, Sunil Parasmalji Golechha on 27/12/2022.
2. Copy of Admission Cum Retirement Deed of M/s. Ozen Infrastructure among Ajay Natthuji Kesare, Rahul Jiwan Bhajan, Vinod Shripatrao Mahajan (Retiring Partner), Girish Surajmalji Bothra, Sunil Parasmalji Golechha, Suresh Chunnilal Agrawal (Incoming Partner) & Rajeev Chunnilal Agrawal (Incoming Partner) on 07/07/2023.
3. Copy of registered Sale Deed bearing No. NGN-7-7355-2023, dt.17/07/2023 between Ankit Mukesh Garg, Mayank Dineshchand Jain in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal for Kh. No. 88.
4. Copy of registered Sale Deed bearing No. NGN-7-7356-2023, dt.17/07/2023 between Prem Brothers Infrastructure LLP through its Partner / Authorized Signatory Ashok Rameshwarlal Agrawal & DJ Sons Hospitality LLP through its Partner / Authorized Signatory Ashok Rameshwarlal Agrawal in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93.
5. Copy of 7/12 for Kh. No. 88 mutated in the name of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal vide Ferfar No. 1254, dt.26/08/2023.
6. Copy of 7/12 for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 mutated in the name of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal vide Ferfar No. 1255, dt.26/08/2023.
7. Copy of NA Order in Rev. Case No. 14/NAP-34/2024-2025, dt.16/08/2024 issued by Tahsildar Nagpur Gramin for Khasra No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88.
8. Copy of MAHARERA Registration Certificate bearing No. P50500077883, dt.07/11/2024.
9. Copy of Sanction of Residential Layout Plan bearing No. EE/NMRDA/DPC/AGREE/1090, dt.25/07/2025 issued by NMRDA for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88.
10. Copy of Development Agreement between NMRDA in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal on 25/07/2025.
11. Copy of RL bearing No. EE/NMRDA/DPC/RL/1879, dt.28/07/2025 release the Plot Nos. 15, 55, 58, 68, 69, 72, 73, 85, 87, 88, 89, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 140, 141, 142, 143 & 144, 145, 147, 151, 152, 153, 154, 155, 156, 157, 159, 161, 163, 164, 172, 177, 178, 179, 180, 181, 182, 183, 186, 187, 188, 189, 190, 191, 192, 195, 196, 197, 198, 199, 200, 201, 202, 203, 213, 214, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 252, 257, 258, 259, 262, 277, 299, 300, 301, 302, 303, 304, 305, 307, 309, 310, 311, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 335, 336, 337, 339, 340, 341, 342, 343, 344, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 371, 372, 374, 395, 396, 397, 398, 399, 413, 414, 415, 419, 421, 423, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 450, 451, 452, 453, 454, 456, 457, 458, 459, 461, 462, 473, 482, 484, 485, 493, 495, 496, 498, 532, 541, 542, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640 and

641 total 327 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon.

12. Copy of Finally Sanctioned Layout Plan issued by Metropolitan Commissioner dt.11/09/2025.
13. Copy of RL Letter bearing No. A.E(West)/NMRDA/2286 dt. 19/08/2026 release the Plot Nos. 4, 40, 41, 42, 54, 56, 57, 67, 70, 74, 75, 76, 77, 78, 79, 80, 81, **82**, 83, 84,86, 96, 105, 135, 146, 148, 149, 158, 162, 165, 167, 170, 173, 174, 176, 184, 193, 236, 239, 247, 251, 253, 254, 255, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 278, 306, 308, 333, 334, 345, 346, 347, 348, 373, 375, 377, 378, 379, 385, 386, 387, 389, 390, 391, 391, 392, 393, 394, 400, 436, 437, 449, 478, 479, 480, 481, 483, 486, 491, 492, 494, 497, 500, 501, 502, 503, 504, 505, 506, 517, 518, 520, 521, 522, 529, 531, 539, 540, 543, 544, 545, 552, 556, 558, 574, 575, 591, 592, 625, 642, 643, 644 total 129 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon issued by Assistant Engineer (West) NMRDA, Nagpur
14. Copy of Agreement to Sale Draft between M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal in favour of Shri Amol Ashok Tiwari.
15. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.11/09/2026.

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 Agriculture land at Khasra No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91 & Khasra No. 88 Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur was owned & possessed by different different owners which is define as under :

History of Kh. No. 80/1 :

Whereas all that land bearing Khasra / Survey No. 80/1 total area admeasuring 3.14 HR Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Wasudeo Biharilal Tiwari being his separate property.

Whereas the owner Wasudeo Biharilal Tiwari transferred aforesaid Khasra / Survey No. 80/1 total area admeasuring 3.14 HR land of Mouza Mohgaon to Mahadeo Kawaduji Patil by way of registered Sale Deed dt.14/09/2004.

Thereafter the owner Mahadeo Kawaduji Patil later on transferred the aforesaid property at Khasra / Survey No. 80/1 total area admeasuring 3.14 HR land of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5537-2006, dt.09/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Kh. No. 80/4 :

Whereas all that land bearing Khasra / Survey No. 80/4 total area admeasuring 3.14 HR Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali being their separate property having purchased the same by them from Rahul Ashish Tiwari by way of registered Sale Deed bearing No. NGN-GRA-10-469-2005, dt.20/01/2005 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owners Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali also sold eastern portion of area admeasuring 0.81 HR of Survey / Khasra No. 80/2 out of total area admeasuring 3.14 of Khasra / Survey No. 80/4 of Mouza Mohgaon to Rakshak Rameshrao Kale by way of registered Sale Deed bearing No. NGN-7-3744-2005, dt.27/12/2005 and the document is duly registered in Add. Book No. 1 in the Office of the Sub-Registrar Nagpur 7.

Thereafter the owner Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali also sold eastern portion of area admeasuring 0.81 HR out of land 2.33 HR being a part or portion of Survey / Khasra No. 80/2 of Mouza Mohgaon to Mahesh Diwakar Sadhankar & Pandurang Somaji Ambatkar

by way of registered Sale Deed bearing No. NGN-GRA-10-3865-2006, dt.24/07/2006 and the document is duly registered in Add. Book No. 1 in the Office of the Sub-Registrar Nagpur Gramin 10.

Whereas then the owners Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali lateron transferred area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to Gulab Anandrao Mandade by way of registered Sale Deed bearing No. NGN-GRA-10-4625-2006, dt.18/09/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owner Gulab Anandrao Mandade sold area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to Abhay Vinayak Tammiwar by way of registered Sale Deed bearing No. NGN-7-5664-2006, dt.16/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Whereas then the owner Abhay Vinayak Tammiwar transferred area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1844-2007, dt.26/03/2007 by way of registered Sale Deed bearing No. NGN-7-1844-2007, dt.26/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7. Subsequently, the Revenue Authorities renumbered 80/2 to 80/4. As a result therefore the aforesaid M/s. Greatwall Constructions and Developers Pvt. Ltd. became an absolute and full owner of the aforesaid property comprising Khasra / Survey No. 80/4 of Mouza Mohgaon.

History of Kh. No. 82 :

Whereas all that land bearing Khasra / Survey No. 82 total area admeasuring 1.64 HR Held in Bhogatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Mahadeo Gopal Chute being his separate property.

However, the owner Mahadeo Gopal Chute left for heavenly abode on 04/02/1991 and consequent upon his death his death his aforesaid property at Khasra / Survey No. 82 total area admeasuring 1.64 HR land of Mouza Mohgaon devolved upon his legal heirs namely 4 sons Vitthal Mahadeo Chute, Wasudeo Mahadeo Chute, Rambhau Mahadeo Chute and Damodhar Mahadeo Chute and 4 daughters Parvatibai Tulsiram Narad, Raibai Bhaurao Mahakalkar, Indubai Tukaram Narand and Sushilabai Raghoba Aglawe who inherited the said entire property by way of intestate succession.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.04/02/2005 passed in Case No. 399/LND-18/2005-2006.

Thereafter the joint owners Vitthal Mahadeo Chute, Wasudeo Mahadeo Chute, Rambhau Mahadeo Chute and Damodhar Mahadeo Chute and 4 daughters Parvatibai Tulsiram Narad, Raibai Bhaurao Mahakalkar, Indubai Tukaram Narand and Sushilabai Raghoba Aglawe disposed the Khasra / Survey No. 82 total area admeasuring 1.64 HR of Mouza Mohgaon to Ragobaji Ramchandra Aglawe by a registered Sale Deed.

Whereas the aforesaid owner Ragobaji Aglawe lateron executed a General Power of Attorney on 07/02/2007 in respect of aforesaid property in favour of Rakesh Shankarrao Satpute and the said Power of Attorney is duly registered in Add. Book No. 4 at Sr. No. 801/2007, dt.07/02/2007 in the Office of the Sub-Registrar Nagpur 7 (Which we have not come across).

Thereafter the owner Ragobaji Ramchandra Aglawe through his POAH Rakesh Shankarrao Satpute sold Khasra / Survey No. 82 total area admeasuring 1.64 HR of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1108-2007, dt.22/02/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 88 :

Whereas all that agriculture land bearing Khasra / Survey No. 88 area admeasuring 6.20 HR Held in Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Jagobaji alias Jago Rupa Mhaigawali being his separate property.

However, the owner Jagobaji alias Jago Rupa Mhaigawali left for heavenly abode on 22/05/1994 leaving behind his W/d. Simabai Jagobaji alias Jago Mhaigawali, 3 Sons namely Gajanan Jagobaji Mhaigawali, Pudalik Jagobaji alias Jago Mhaigawali and Yeshwant Jagobaji alias Jago Mhaigawali and 3 daughters Shantabai Tukaram Teltumde, Kamla Shivaji Naranje and Chandrabhagabai Abhiman Gote as his only legal heirs who inherited the said land by way of intestate succession having 1/7th share each in the said land.

However, the owner Pudalik Jagobaji alias Jago Mhaigawali left for heavenly abode on 17/03/1977 leaving behind his W/d. Kantabai Pundlik Mhaigawali, only son Dhrampal Pundlik Mhaigawali and only daughter Maya Dnyaneshwar Shambharkar as his only legal heirs having 1/7th share each in the said land.

However, the owner Gajanan Jagobaji alias Jago Mhaigawali left for heavenly abode on 31/10/2009 leaving behind his W/d. Mudraka Gajanan Mhaigawali, only son Sandeep Gajanan Mhaigawali and only married daughter Damini Milind Patil as his only legal heirs having 1/7th share each in the said land.

However, the owner Shantabai Tukaram Teltumde also left for heavenly abode on 02/12/2013 leaving behind her 2 sons namely Purushottam Tukaram Teltumde and Tarachand Tukaram Teltumde and only 2 daughters Prabha Premdas Mankar and Pushpa Raju Junghare as her only legal heirs having 1/7th share each in the said land.

However, the owner Kamla Shivaji Naranje left for heavenly abode on 10/12/2013 leaving behind her 2 sons namely Sidharth Shivaji Naranje and Sanjay Shivaji Naranje and only 3 daughters Chandatai Ashok Lokhande, Kundatai Rajendra Kamble, Rekhatrai Arunji Dethe as her only legal heirs having 1/7th share each in the said land.

Whereas the dispute arise between Jagobaji alias Jago Rupa Mhaigawali and one Krisnhnarao Upasrao Nagrare and finally after prolonged litigation it was declared that the Jagobaji alias Jago Rupa Mhaigawali alone is sole and exclusive owner of the land bearing Khasra / Survey No. 88 of Mouza Mohgaon as per Order by Naib Tahsildar, Nagpur Gramin vide his Order dt.15/02/2014 in Case No. 58/RTS-64/2012-13.

Thereafter the all the joint owners jointly sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to Prashant Chandrabhan Awchat, Vijay Madhaorao Hatwar by way of registered Sale Deed bearing No. 13433, dt.16/11/2021 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10. The said Sale Deed is duly consented by Ravindra Vitthal Sawaitul and Prashant Keshavrao Dhengare in the capacity of consenter. As a result therefore Prashant Chandrabhan Awchat, Vijay Madhaorao Hatwar became joint owners of the aforesaid property.

Whereas then the joint owners sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to Ankit Mukesh Garg, Mayank Dineshchand Jain by way of registered Sale Deed bearing No. 4222/2022, dt.23/05/2022 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 89 :

Whereas all that land bearing Khasra / Survey No. 89 area admeasuring 3.50 HR Held in Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Dada Laxman Vinchurkar, Smt. Anusaya Hiranman Acharya and Smt. Malti Rambhau Kadu being their separate property.

Whereas the aforesaid owners Dada Laxman Vinchurkar, Smt. Anusaya Hiranman Acharya and Smt. Malti Rambhau Kadu transferred the Khasra / Survey No. 89 area admeasuring 3.50 HR held in Bhogwatdar Class II land of Mouza Mohgaon to Kiran Vitthalrao Ghiya and Suresh Chunnilal Agrawal by way of registered Sale Deed bearing No. 9976, dt.19/11/1997 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.20/01/2002 passed in Case No. 524/LND-18/2002-2003.

Thereafter the owners Kiran Vitthalrao Ghiya and Suresh Chunnilal Agrawal transferred the aforesaid Khasra / Survey No. 89 area admeasuring 3.50 HR held in Bhogwatdar Class I land of Mouza Mohgaon to Pramila Shridhar Mahajan and Suchita Suresh Deo by way of registered Sale Deed dt.27/04/2004.

However the owner Pramila Shridhar Mahajan left for heavenly abode on 25/07/2005 leaving behind her daughter Suchita Suresh Deo as her only legal heir who inherited her 50 % share and interest in the entire property by way of intestate succession.

Thereafter the owner Suchita Suresh Deo later on transferred the aforesaid property at Survey No. 89 area admeasuring 3.50 HR of Mouza Mohgan to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-2625-2007, dt.30/04/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khara No. 90/1 :

Whereas all that land bearing Khasra / Survey No. 90/1 area admeasuring 0.77 HR of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Janardhan Jairam Wankhede being his separate property by virtue of Partition Deed.

Whereas the aforesaid Janardhan Jairam Wankhede later on transferred the aforesaid Khasra / Survey No. 90/1 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5421-2007, dt.07/09/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 90/2 :

Whereas all that land bearing Khasra / Survey No. 90/2 area admeasuring 0.77 HR of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Sudhakar Jairam Wankhede being his separate property by virtue of Partition Deed.

Whereas the aforesaid Sudhakar Jairam Wankhede later on transferred the aforesaid Khasra / Survey No. 90/1 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5420-2007, dt.07/09/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 91 :

Whereas all that land bearing Khasra / Survey No. 91 area admeasuring 1.74 HR Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Devidas Pandurang Korde, Rangubai Pandurang Korde, Bebi Janardan Gorie and Manda Madhukar Dhore being their separate property.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.15/01/2000 passed in Case No. 525/LND-18/1999-2000.

Whereas the aforesaid owners Devidas Pandurang Korde, Rangubai Pandurang Korde, Bebi Janardan Gorie and Manda Madhukar Dhore later on transferred the aforesaid Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to Kiran Vitthal Das Ghiya and Ashish Kailash Singh Agrawal by way of registered Sale Deed bearing No. 3284-1997, dt.23/04/1997 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur.

Thereafter the owners Kiran Vitthaldas Ghiya and Ashish Kailash Singh Agrawal transferred the Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to Abhay Vinayak Tammiwar by way of registered Sale Deed bearing No. NGN-7-1475-2007, dt.09/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Thereafter the owner Abhay Vinayak Tammiwar also sold Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1476-2007, dt.09/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 93 :

Whereas all that land bearing Khasra / Survey No. 93 area admeasuring 2.24 HR Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Baban Jairamji Wankhede being his separate property.

However, the owner Baban Jairamji Wankhede lateron executed Notorized General Power of Attorney dt.07/10/2006 in favour of Vishal Nanaji Kondawar which duly notorized by Adv. P.M. Gundawar (Which we have not come across).

Thereafter the owner Baban Jairamji Wankhede through his constitute POAH Vishal Nanaji Kondawar transferred the aforesaid Khasra / Survey No. 93 area admeasuring 2.24 HR Bhogwatdar Class I land of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5536-2006, dt.09/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Whereas owner M/s. Greatwall Constructions & Developers Pvt. Ltd. a company incorporated under the Companies Act, having it CIN U45201DL2005PTC139374 through its Director Rakesh Agrawal, Rohit Agrawal being Guarantors / Mortgagors Mortgage aforesaid Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 total area admeasuring 15.32 HR along with other Khasra / Survey of Mouza Mohgaon to Karur Vyshya Bank, City Union Bank, Karnataka Bank, IDBI Bank, Coporation Bank, Canara Bank, Punjab National Bank, ICICI Bank, State Bank of Patiyala by way of registered Mortgage Deed bearing No. NGN-7-1539-2016, dt.26/02/2016 and the document is duly registered in the Office of the Sub-Registrar Nagpur 7 (As per Index II).

Whereas the owners Greatwall Construction and Developers Pvt. Ltd. along with 16 others the said entire property comprising land admeasuring 40.96 HR of Survey / Khsara No. 80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra of Mouza Mohgaon jointly and severally stood as Co-Borrowers, Guarantors for repayment of the said loan, in case of default of payment of loan by the Borrowers / Debtors / Mortgagors.

However, the Borrowers / Debtors / Mortgagors as well as the Guarantors failed and neglected to repay the loan installments and loan amount, together with interest, Penalties, Other Charges etc.

Whereas the owner Borrowers / Debtors / Mortgagors defaulted in the repayment of the loan and did not paid the EMIS regularly and therefore their loan account was declare as Non-performing Asset (NPA). Consequently, State Bank of India initiated legal action under the provision of SARFAESI Act, 2002 against the owners Greatwall Construction and Developers Pvt. Ltd. along with 16 others and issued Demand Notice.

Thereafter, after the expiry of statutory 60 days time as per the Demand Notice for payment desposition by the owner which they did not pay the loan amount, hence , the Possession under section 13(4) of the Said Act was taken and Published in to the Newspapers. The physical possession of the said scheduled property was taken by the Authorized Officer (i.e. Omkara Associates Reconstruction Pvt. Ltd.). In continuation of the proceedings under Said Act, the said

property was put on Sale through Auction on 01/09/2020 the bid was received from 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal and their bid was accepted and confirmed by the Bank was issued to the borrower and also published in Two Newspapers.

Whereas as per the above mentioned 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal (Auction Purchaser) was declared as Successful Purchasers of the said entire property and accordingly after the receipt of the complete Sale Price from the Auction Purchasers, the Authorized has issued Sale Certificate for the land admeasuring 40.96 HR of Survey / Khsara No. 80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra of Mouza Mohgaon in favour of 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal (Auction Purchaser) and accordingly executed Sale Certificate dt.21/04/2021 (Which we have not come across and no index II is available in search also).

Thereafter the Omkara Associates Reconstruction Pvt. Ltd. acting through its Authorized Officer Jigar Jain Mahendra for itself and on behalf of consortium members i.e. Karur Vyshya Bank, City Union Bank, Karnataka Bank, IDBI Bank, Coporation Bank, Canara Bank and Punjab National Bank lateron sold the said entire property comprising of land admeasuring 40.96 HR of Survey / Khsara No. **80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra** of Mouza Mohgaon in favour of 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality LLP and accordingly executed registered Sale Deed bearing No. NGN-GRA-10-8439-2021, dt.31/05/2021 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owners Ankit Mukesh Garg, Mayank Dineshchand Jain sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to **M/s. Ozen Infrastructures** by way of registered Sale Deed bearing No. NGN-7-7355-2023, dt.17/07/2023 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its name is duly mutated in the 7/12 records vide Ferfar No. 1254, dt.26/08/2023.

Whereas then the owner 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality LLP also sold the Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 total area admeasuring 15.32 HR of Mouza Mohgaon to M/s. Ozen Infrastructure by way of registered Sale Deed bearing No. NGN-7-7356-2023, dt.17/07/2023 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its name is duly mutated in the 7/12 records vide Ferfar No. 1255, dt.26/08/2023.

Whereas the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal have decided to develop the said land at Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 total area admeasuring 21.52 HR of Mouza Mohgaon by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), However, the Executive Engineer Nagpur Metropolitan Region Development Authority (NMRDA) approved the Layout Plan for the said land and on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) finally sanctioned the layout on 11/09/2025 and the Tahsildar Nagpur Gramin granted its permission for the conversion of the said land at Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 area admeasuring 21.24 HR out of total area admeasuring 21.52 HR of Mouza Mohgaon converted into Non-Agriculture use for the residential purpose in his Order in the Rev. Case No. 14/NAP-34/2024-2025, dt.16/08/2024 converted 21.24 HR of land into Non-Agriculture use for the residential purpose.

WHEREAS the pursuant to the application made by the M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal to the Deputy Superintendent Land Records, Nagpur Gramin Mohgaon for their said Khasra/ Survey /Gut Nos. 80/1, 80/4, 82, 88,

89, 90/1 90/2, 91 and 93 of MOUZA–Mohgaon are amalgamated by the Deputy Superintendent Land Records, Nagpur Gramin Mohgaon vide is Order No. Nagpur gramin/Mouza-Mohgaon/Gut No.80/1,80/4,82,88 to 91 and 93 /Amalgamation/S.R.No.78/ 2024, Dated 30/09/2024.

That, thereafter the owner with intend to develop the said land by way of by demarcating a residential layout upon schedule land/Township and accordingly they had submitted its propose project “OZEN INFINIA CITY” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Registration No. P50500077883, dt.07/11/2024 which is valid till 31/12/2029 in favour of him.

Whereas the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal have decided to develop the land at Kh. No. 44 area admeasuring 1.84 HR of Mouza Mohgaon and the said area is coming under the Nagpur Metropolitan Region Development Authority Nagpur and accordingly entered into an Development Agreement with Nagpur Metropolitan Region Development Authority vide its Letter No. EE/NMRDA/DPC/AGREE/1090, dt.25/07/2025. So also the Executive Engineer-1 Nagpur Metropolitan Region Development Authority Nagpur vide their Letter No. EE/NMRDA/DPC/RL/1879, dt.28/07/2025 release the Plot Nos. 15, 55, 58, 68, 69, 72, 73, 85, 87, 88, 89, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 140, 141, 142, 143 & 144, 145, 147, 151, 152, 153, 154, 155, 156, 157, 159, 161, 163, 164, 172, 177, 178, 179, 180, 181, 182, 183, 186, 187, 188, 189, 190, 191, 192, 195, 196, 197, 198, 199, 200, 201, 202, 203, 213, 214, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 252, 257, 258, 259, 262, 277, 299, 300, 301, 302, 303, 304, 305, 307, 309, 310, 311, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 335, 336, 337, 339, 340, 341, 342, 343, 344, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 371, 372, 374, 395, 396, 397, 398, 399, 413, 414, 415, 419, 421, 423, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 450, 451, 452, 453, 454, 456, 457, 458, 459, 461, 462, 473, 482, 484, 485, 493, 495, 496, 498, 532, 541, 542, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640 and 641 total 327 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal.

And, the Assistant Engineer (West) Nagpur Metropolitan Region Development Authority Release the plot vide their Letter A.E(West)/NMRDA/2286 dt. 19/08/2026 release the Plot Nos. 4, 40, 41, 42, 54, 56, 57, 67, 70, 74, 75, 76, 77, 78, 79, 80, 81, **82**, 83, 84, 86, 96, 105, 135, 146, 148, 149, 158, 162, 165, 167, 170, 173, 174, 176, 184, 193, 236, 239, 247, 251, 253, 254, 255, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 278, 306, 308, 333, 334, 345, 346, 347, 348, 373, 375, 377, 378, 379, 385, 386, 387, 389, 390, 391, 391, 392, 393, 394, 400, 436, 437, 449, 478, 479, 480, 481, 483, 486, 491, 492, 494, 497, 500, 501, 502, 503, 504, 505, 506, 517, 518, 520, 521, 522, 529, 531, 539, 540, 543, 544, 545, 552, 556, 558, 574, 575, 591, 592, 625, 642, 643, 644 total 129 Plots in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal.

Whereas now the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal

and Rajeev Chunnilal Agrawal decided to dispose of the scheduled property at All that piece and parcel of land at Plot No. 82 total area admeasuring 112.50 (1210.95 Sq. Ft) being a portion of entire land at Kh Nos. 80/1, 80/4, 82, 89, 88, 90/1, 90/2, 91 and 93 of Mouza – Mohgaon, Khate No. 587, P.H.No. 74, having total area of 15.32 HR. and Kh. No. 88 having area 6.20 HR, Khate No.609, having total area of 21.52 (15.32+6.20) Hectares R.,Amalgamated and renumbered and allotted New Khasra /Survey /Gut No. 82 within the limits of Grampanchayat Mohgaon Tahsil Nagpur Gramin & District Nagpur in the layout known & styled as “**OZEN INFINIA CITY**”, Tahsil Nagpur Gramin & District Nagpur in favour of Shri Amol Ashok Tiwari.

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. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal** is the owner of the schedule of property and he/she/ **they** is having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not come 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 | : | 11/09/2026 |
| 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 **M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal** would/has derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Shri Amol Ashok Tiwari and Smt. Priyanka Amol Tiwari**.

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 NOC for Mortgage.
2. Original Possession Letter.
3. Original Allotment Letter.
4. Original Demand Letter.
5. Copy of the extract of the resolution / Consent of all 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 Plots to individual Purchaser.
6. Certified / Online Copy of Plot wise 7/12 mutated in the name of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal for Plot No. 82
7. Releasing Letter Plot wise from NMRDA Authority of the Concerned Plot.
8. Original registered Agreement to Sale between M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal in favour of Shri Amol Ashok Tiwari and Smt. Priyanka Amol Tiwari

9. Copy of No Dues from the Bankers, from whom the Sale Certificate is obtained.

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

NOT APPLICABLE

Remarks, if any: - This being the direct Purchase of the Plot from the Builder/ Developer, the Only Title document of ATS/ Sale Deed are available for Title Deposition and this property is also came to our owner through SALE CERTIFICATE so, please ascertain the cash flow of the Builder/ Developer as a special security. Original needs to be verified by ICICI HFCL authorities. All copies as mentioned above needs to be collected being MASTERFILE record.

Enclosure: - Search Receipt No. MH010090749202627E, dt. 11/09/2026.

**Place: - Nagpur
Date: 11/09/2026**

Yours faithfully,
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@rediffmail.c
om, c=IN
Date: 2026.10.09 11:21:10 +05'30'

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 – 11/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Amol Ashok Tiwari. R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeve Chunnilal Agrawal** 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. 82 total area admeasuring 112.50 (1210.95 Sq. Ft)** being a portion of entire land at **Kh Nos. 80/1, 80/4, 82, 89, 88, 90/1, 90/2, 91 and 93 of Mouza – Mohgaon**, Khate No. 587, P.H.No. 74, having total area of 15.32 HR. and Kh. No. 88 having area 6.20 HR, Khate No.609, having total area of 21.52 (15.32+6.20) Hectares R.,Amalgamated and renumbered and allotted **New Khasra /Survey /Gut No. 82** within the limits of Grampanchayat Mohgaon Tahsil Nagpur Gramin & District Nagpur in the layout known & styled as “**OZEN INFANIA CITY**”, Tahsil Nagpur Gramin & District Nagpur and the Layout is bounded as under:-

<u>Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93</u>	
On the East	- Kh. No. 72/1, 72 Part, 81, 92 & 93, 90/2, 92, 95 & 94
On the West	- Kh. No. 79 & 84, 79 & 84, 83, 88, 88, 90/1, 88, & 89
On the North	- Kh. No. 73, 80/1, 80, 85 & 83, 89, 89, 90, 82
On the South	- Kh. No. 80/4 & 80/2, 82 & 81 (Part), 93, 90, 91, 91, Shiv Pandhan & Kh. No. 92
<u>Kh. No. 88</u>	
On the East	- By Kh. No. 89, 90 and 91
On the West	- By Shirul Village Shiv & Gumgaon Road
On the North	- By Kh. No. 85 & 87 & then Pandhan
On the South	- By 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 Agriculture land at Khasra No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91 & Khasra No. 88 Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur was owned & possessed by different different owners which is define as under :

History of Kh. No. 80/1 :

Whereas all that land bearing Khasra / Survey No. 80/1 total area admeasuring 3.14 HR Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Wasudeo Biharilal Tiwari being his separate property.

Whereas the owner Wasudeo Biharilal Tiwari transferred aforesaid Khasra / Survey No. 80/1 total area admeasuring 3.14 HR land of Mouza Mohgaon to Mahadeo Kawaduji Patil by way of registered Sale Deed dt.14/09/2004.

Thereafter the owner Mahadeo Kawaduji Patil later on transferred the aforesaid property at Khasra / Survey No. 80/1 total area admeasuring 3.14 HR land of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5537-2006, dt.09/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Kh. No. 80/4 :

Whereas all that land bearing Khasra / Survey No. 80/4 total area admeasuring 3.14 HR Held in Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali being their separate property having purchased the same by them from Rahul Ashish Tiwari by way of registered Sale Deed bearing No. NGN-GRA-10-469-2005, dt.20/01/2005 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owners Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali also sold eastern portion of area admeasuring 0.81 HR of Survey / Khasra No. 80/2 out of total area admeasuring 3.14 of Khasra / Survey No. 80/4 of Mouza Mohgaon to Rakshak Ramesh Rao Kale by way of registered Sale Deed bearing No. NGN-7-3744-2005, dt.27/12/2005 and the document is duly registered in Add. Book No. 1 in the Office of the Sub-Registrar Nagpur 7.

Thereafter the owner Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali also sold eastern portion of area admeasuring 0.81 HR out of land 2.33 HR being a part or portion of Survey / Khasra No. 80/2 of Mouza Mohgaon to Mahesh Diwakar Sadhankar & Pandurang Somaji Ambatkar by way of registered Sale Deed bearing No. NGN-GRA-10-3865-2006, dt.24/07/2006 and the document is duly registered in Add. Book No. 1 in the Office of the Sub-Registrar Nagpur Gramin 10.

Whereas then the owners Mohammad Ishque Haji Jahur and Mukhtar Alam Mohammad Ali later on transferred area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to Gulab Anandrao Mandade by way of registered Sale Deed bearing No. NGN-GRA-10-4625-2006, dt.18/09/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owner Gulab Anandrao Mandade sold area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to Abhay Vinayak Tammiwar by way of registered Sale Deed bearing No. NGN-7-5664-2006, dt.16/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Whereas then the owner Abhay Vinayak Tammiwar transferred area admeasuring 1.52 HR comprising western portion of Khasra / Survey No. 80/2 out of total area admeasuring 3.14 HR of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1844-2007, dt.26/03/2007 by way of registered Sale Deed bearing No. NGN-7-1844-2007, dt.26/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7. Subsequently, the Revenue Authorities renumbered 80/2 to 80/4. As a result therefore the aforesaid M/s. Greatwall Constructions and Developers Pvt. Ltd. became an absolute and full owner of the aforesaid property comprising Khasra / Survey No. 80/4 of Mouza Mohgaon.

History of Kh. No. 82 :

Whereas all that land bearing Khasra / Survey No. 82 total area admeasuring 1.64 HR Held in Bhogatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Mahadeo Gopal Chute being his separate property.

However, the owner Mahadeo Gopal Chute left for heavenly abode on 04/02/1991 and consequent upon his death his aforesaid property at Khasra / Survey No. 82 total area admeasuring 1.64 HR land of Mouza Mohgaon devolved upon his legal heirs namely 4 sons Vitthal Mahadeo Chute, Wasudeo Mahadeo Chute, Rambhau Mahadeo Chute and Damodhar Mahadeo Chute and 4 daughters Parvatibai Tulsiram Narad, Raibai Bhaurao Mahakalkar, Indubai Tukaram Narand and Sushilabai Raghoba Aglawe who inherited the said entire property by way of intestate succession.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.04/02/2005 passed in Case No. 399/LND-18/2005-2006.

Thereafter the joint owners Vitthal Mahadeo Chute, Wasudeo Mahadeo Chute, Rambhau Mahadeo Chute and Damodhar Mahadeo Chute and 4 daughters Parvatibai Tulsiram Narad, Raibai Bhaurao Mahakalkar, Indubai Tukaram Narand and Sushilabai Raghoba Aglawe disposed the Khasra / Survey No. 82 total area admeasuring 1.64 HR of Mouza Mohgaon to Ragobaji Ramchandra Aglawe by a registered Sale Deed.

Whereas the aforesaid owner Ragobaji Aglawe lateron executed a General Power of Attorney on 07/02/2007 in respect of aforesaid property in favour of Rakesh Shankarrao Satpute and the said Power of Attorney is duly registered in Add. Book No. 4 at Sr. No. 801/2007, dt.07/02/2007 in the Office of the Sub-Registrar Nagpur 7 (Which we have not come across).

Thereafter the owner Ragobaji Ramchandra Aglawe through his POAH Rakesh Shankarrao Satpute sold Khasra / Survey No. 82 total area admeasuring 1.64 HR of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1108-2007, dt.22/02/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 88 :

Whereas all that agriculture land bearing Khasra / Survey No. 88 area admeasuring 6.20 HR Held in Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Jagobaji alias Jago Rupa Mhaigawali being his separate property.

However, the owner Jagobaji alias Jago Rupa Mhaigawali left for heavenly abode on 22/05/1994 leaving behind his W/d. Simabai Jagobaji alias Jago Mhaigawali, 3 Sons namely Gajanan Jagobaji Mhaigawali, Pudalik Jagobaji alias Jago Mhaigawali and Yeshwant Jagobaji alias Jago Mhaigawali and 3 daughters Shantabai Tukaram Teltumde, Kamla Shivaji Naranje and Chandrabhagabai Abhiman Gote as his only legal heirs who inherited the said land by way of intestate succession having 1/7th share each in the said land.

However, the owner Pudalik Jagobaji alias Jago Mhaigawali left for heavenly abode on 17/03/1977 leaving behind his W/d. Kantabai Pundlik Mhaigawali, only son Dhrampal Pundlik Mhaigawali and only daughter Maya Dnyaneshwar Shambharkar as his only legal heirs having 1/7th share each in the said land.

However, the owner Gajanan Jagobaji alias Jago Mhaigawali left for heavenly abode on 31/10/2009 leaving behind his W/d. Mudraka Gajanan Mhaigawali, only son Sandeep Gajanan Mhaigawali and only married daughter Damini Milind Patil as his only legal heirs having 1/7th share each in the said land.

However, the owner Shantabai Tukaram Teltumde also left for heavenly abode on 02/12/2013 leaving behind her 2 sons namely Purushottam Tukaram Teltumde and Tarachand Tukaram Teltumde and only 2 daughters Prabha Premdas Mankar and Pushpa Raju Junghare as her only legal heirs having 1/7th share each in the said land.

However, the owner Kamla Shivaji Naranje left for heavenly abode on 10/12/2013 leaving behind her 2 sons namely Sidharth Shivaji Naranje and Sanjay Shivaji Naranje and only 3 daughters Chandatai Ashok Lokhande, Kundatai Rajendra Kamble, Rekhtai Arunji Dethe as her only legal heirs having 1/7th share each in the said land.

Whereas the dispute arise between Jagobaji alias Jago Rupa Mhaisagawali and one Krisnhranarao Upasrao Nagrare and finally after prolonged litigation it was declared that the Jagobaji alias Jago Rupa Mhaisagawali alone is sole and exclusive owner of the land bearing Khasra / Survey No. 88 of Mouza Mohgaon as per Order by Naib Tahsildar, Nagpur Gramin vide his Order dt.15/02/2014 in Case No. 58/RTS-64/2012-13.

Thereafter the all the joint owners jointly sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to Prashant Chandrabhan Awchat, Vijay Madhaorao Hatwar by way of registered Sale Deed bearing No. 13433, dt.16/11/2021 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10. The said Sale Deed is duly consented by Ravindra Vitthal Sawaitul and Prashant Keshavrao Dhengare in the capacity of consenter. As a result therefore Prashant Chandrabhan Awchat, Vijay Madhaorao Hatwar became joint owners of the aforesaid property.

Whereas then the joint owners sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to Ankit Mukesh Garg, Mayank Dineshchand Jain by way of registered Sale Deed bearing No. 4222/2022, dt.23/05/2022 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 89 :

Whereas all that land bearing Khasra / Survey No. 89 area admeasuring 3.50 HR Held in Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Dada Laxman Vinchurkar, Smt. Anusaya Hiranman Acharya and Smt. Malti Rambhau Kadu being their separate property.

Whereas the aforesaid owners Dada Laxman Vinchurkar, Smt. Anusaya Hiranman Acharya and Smt. Malti Rambhau Kadu transferred the Khasra / Survey No. 89 area admeasuring 3.50 HR held in Bhogwatdar Class II land of Mouza Mohgaon to Kiran Vitthalrao Ghiya and Suresh Chunnilal Agrawal by way of registered Sale Deed bearing No. 9976, dt.19/11/1997 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.20/01/2002 passed in Case No. 524/LND-18/2002-2003.

Thereafter the owners Kiran Vitthalrao Ghiya and Suresh Chunnilal Agrawal transferred the aforesaid Khasra / Survey No. 89 area admeasuring 3.50 HR held in Bhogwatdar Class I land of Mouza Mohgaon to Pramila Shridhar Mahajan and Suchita Suresh Deo by way of registered Sale Deed dt.27/04/2004.

However the owner Pramila Shridhar Mahajan left for heavenly abode on 25/07/2005 leaving behind her daughter Suchita Suresh Deo as her only legal heir who inherited her 50 % share and interest in the entire property by way of intestate succession.

Thereafter the owner Suchita Suresh Deo later on transferred the aforesaid property at Survey No. 89 area admeasuring 3.50 HR of Mouza Mohgan to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-2625-2007, dt.30/04/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 90/1 :

Whereas all that land bearing Khasra / Survey No. 90/1 area admeasuring 0.77 HR of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Janardhan Jairam Wankhede being his separate property by virtue of Partition Deed.

Whereas the aforesaid Janardhan Jairam Wankhede later on transferred the aforesaid Khasra / Survey No. 90/1 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5421-2007, dt.07/09/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 90/2 :

Whereas all that land bearing Khasra / Survey No. 90/2 area admeasuring 0.77 HR of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Sudhakar Jairam Wankhede being his separate property by virtue of Partition Deed.

Whereas the aforesaid Sudhakar Jairam Wankhede later on transferred the aforesaid Khasra / Survey No. 90/1 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5420-2007, dt.07/09/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 91 :

Whereas all that land bearing Khasra / Survey No. 91 area admeasuring 1.74 HR Bhogwatdar Class II land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Devidas Pandurang Korde, Rangubai Pandurang Korde, Bebi Janardan Gorie and Manda Madhukar Dhore being their separate property.

Whereas considering the application of the said owners, the Sub-Divisional Officer, Nagpur held in Class II to Class I rights by his Order dt.15/01/2000 passed in Case No. 525/LND-18/1999-2000.

Whereas the aforesaid owners Devidas Pandurang Korde, Rangubai Pandurang Korde, Bebi Janardan Gorie and Manda Madhukar Dhore later on transferred the aforesaid Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to Kiran Vitthaldas Ghiya and Ashish Kailash Singh Agrawal by way of registered Sale Deed bearing No. 3284-1997, dt.23/04/1997 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur.

Thereafter the owners Kiran Vitthaldas Ghiya and Ashish Kailash Singh Agrawal transferred the Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to Abhay Vinayak Tammiwar by way of registered Sale Deed bearing No. NGN-7-1475-2007, dt.09/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Thereafter the owner Abhay Vinayak Tammiwar also sold Khasra / Survey No. 91 area admeasuring 1.74 of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-1476-2007, dt.09/03/2007 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

History of Khasra No. 93 :

Whereas all that land bearing Khasra / Survey No. 93 area admeasuring 2.24 HR Bhogwatdar Class I land of Mouza Mohgaon P. H. No. 74 Tahsil Nagpur Gramin & District Nagpur originally belonged to Baban Jairamji Wankhede being his separate property.

However, the owner Baban Jairamji Wankhede later on executed Notorized General Power of Attorney dt.07/10/2006 in favour of Vishal Nanaji Kondawar which duly notorized by Adv. P.M. Gundawar (Which we have not come across).

Thereafter the owner Baban Jairamji Wankhede through his constitute POAH Vishal Nanaji Kondawar transferred the aforesaid Khasra / Survey No. 93 area admeasuring 2.24 HR Bhogwatdar Class I land of Mouza Mohgaon to **M/s. Greatwall Constructions & Developers Pvt. Ltd.** by way of registered Sale Deed bearing No. NGN-7-5536-2006, dt.09/10/2006 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7.

Whereas owner M/s. Greatwall Constructions & Developers Pvt. Ltd. a company incorporated under the Companies Act, having it CIN U45201DL2005PTC139374 through its Director Rakesh Agrawal, Rohit Agrawal being Guarantors / Mortgagors Mortgage aforesaid Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 total area admeasuring 15.32 HR along with other Khasra / Survey of Mouza Mohgaon to Karur Vyshya Bank, City Union Bank, Karnataka Bank, IDBI Bank, Coporation Bank, Canara Bank, Punjab National Bank, ICICI Bank, State Bank of Patiyala by way of registered Mortgage Deed bearing No. NGN-7-1539-2016, dt.26/02/2016 and the document is duly registered in the Office of the Sub-Registrar Nagpur 7 (As per Index II).

Whereas the owners Greatwall Construction and Developers Pvt. Ltd. along with 16 others the said entire property comprising land admeasuring 40.96 HR of Survey / Khsara No. 80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra of Mouza Mohgaon jointly and severally stood as Co-Borrowers, Guarantors for repayment of the said loan, in case of default of payment of loan by the Borrowers / Debtors / Mortgagors.

However, the Borrowers / Debtors / Mortgagors as well as the Guarantors failed and neglected to repay the loan installments and loan amount, together with interest, Penalties, Other Charges etc.

Whereas the owner Borrowers / Debtors / Mortgagors defaulted in the repayment of the loan and did not paid the EMIS regularly and therefore their loan account was declare as Non-performing Asset (NPA). Consequently, State Bank of India initiated legal action under the provision of SARFAESI Act, 2002 against the owners Greatwall Construction and Developers Pvt. Ltd. along with 16 others and issued Demand Notice.

Thereafter, after the expiry of statutory 60 days time as per the Demand Notice for payment desposition by the owner which they did not pay the loan amount, hence , the Possession under section 13(4) of the Said Act was taken and Published in to the Newspapers. The physical possession of the said scheduled property was taken by the Authorized Officer (i.e. Omkara Associates Reconstruction Pvt. Ltd.). In continuation of the proceedings under Said Act, the said property was put on Sale through Auction on 01/09/2020 the bid was received from 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal and their bid was accepted and confirmed by the Bank was issued to the borrower and also published in Two Newspapers.

Whereas as per the above mentioned 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal (Auction Purchaser) was declared as Successful Purchasers of the said entire property and accordingly after the receipt of the complete Sale Price from the Auction Purchasers, the Authorized has issued Sale Certificate for the land admeasuring 40.96 HR of Survey / Khsara No. 80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra of Mouza Mohgaon in favour of 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality acting through its Authorized Signatory Designated Partner Ashok Rameshwarlal Agrawal (Auction Purchaser) and accordingly executed Sale Certificate dt.21/04/2021 (Which we have not come across and no index II is available in search also).

Thereafter the Omkara Associates Reconstruction Pvt. Ltd. acting through its Authorized Officer Jigar Jain Mahendra for itself and on behalf of consortium members i.e. Karur Vyshya Bank, City Union Bank, Karnataka Bank, IDBI Bank, Coporation Bank, Canara Bank and Punjab National Bank lateron sold the said entire property comprising of land admeasuring 40.96 HR of Survey / Khsara No. 80/1, 80/4, 84/1, 84/2, 89, 90/1, 90/2, 91 along with others Survey / Khasra of Mouza Mohgaon in favour of 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality LLP and accordingly executed registered Sale Deed bearing No. NGN-GRA-10-8439-2021, dt.31/05/2021 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur Gramin 10.

Thereafter the owners Ankit Mukesh Garg, Mayank Dineshchand Jain sold the Khasra / Survey No. 88 area admeasuring 6.20 HR of Mouza Mohgaon to M/s. Ozen Infrastructures by way of registered Sale Deed bearing No. NGN-7-7355-2023, dt.17/07/2023 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its name is duly mutated in the 7/12 records vide Ferfar No. 1254, dt.26/08/2023.

Whereas then the owner 1) M/s. Prem Brothers Infrastructure LLP and 2) M/s. DJ Sons Hospitality LLP also sold the Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 total area admeasuring 15.32 HR of Mouza Mohgaon to M/s. Ozen Infrastructure by way of registered Sale Deed bearing No. NGN-7-7356-2023, dt.17/07/2023 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Nagpur 7 and its name is duly mutated in the 7/12 records vide Ferfar No. 1255, dt.26/08/2023.

Whereas the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal have decided to develop the said land at Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 total area admeasuring 21.52 HR of Mouza Mohgaon by converting it into Non Agriculture land for residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA), However, the Executive Engineer Nagpur Metropolitan Region Development Authority (NMRDA) approved the Layout Plan for the said land and on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) finally sanctioned the layout on 11/09/2025 and the Tahsildar Nagpur Gramin granted its permission for the conversion of the said land at Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 area admeasuring 21.24 HR out of total area admeasuring 21.52 HR of Mouza Mohgaon converted into Non-Agriculture use for the residential purpose in his Order in the Rev. Case No. 14/NAP-34/2024-2025, dt.16/08/2024 converted 21.24 HR of land into Non-Agriculture use for the residential purpose.

WHEREAS the pursuant to the application made by the M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal to the Deputy Superintendent Land Records, Nagpur Gramin Mohgaon for their said Khasra/ Survey /Gut Nos. 80/1, 80/4, 82, 88, 89, 90/1 90/2, 91 and 93 of MOUZA–Mohgaon are amalgamated by the Deputy Superintendent Land Records, Nagpur Gramin Mohgaon vide is Order No. Nagpur gramim/Mouza-Mohgaon/Gut No.80/1,80/4,82,88 to 91 and 93 /Amalgamation/S.R.No.78/ 2024, Dated 30/09/2024.

That, thereafter the owner with intend to develop the said land by way of by demarcating a residential layout upon schedule land/Township and accordingly they had submitted its propose project “OZEN INFINIA CITY” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Registration No. P50500077883, dt.07/11/2024 which is valid till 31/12/2029 in favour of him.

Whereas the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal have decided to develop the land at Kh. No. 44 area admeasuring 1.84 HR of Mouza Mohgaon and the said area is coming under the Nagpur Metropolitan Region Development Authority Nagpur and accordingly entered into an Development Agreement with Nagpur Metropolitan Region Development Authority vide its Letter No. EE/NMRDA/DPC/AGREE/1090, dt.25/07/2025. So also the Executive Engineer-1 Nagpur Metropolitan Region Development Authority Nagpur vide their Letter No. EE/NMRDA/DPC/RL/1879, dt.28/07/2025 release the Plot Nos. 15, 55, 58, 68, 69, 72, 73, 85, 87, 88, 89, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 140, 141, 142, 143 & 144, 145, 147, 151, 152, 153, 154, 155, 156, 157, 159, 161, 163, 164, 172, 177, 178, 179, 180, 181, 182, 183, 186, 187, 188, 189, 190, 191, 192, 195, 196, 197, 198, 199, 200, 201, 202, 203, 213, 214, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 252, 257, 258, 259, 262, 277, 299, 300, 301, 302, 303, 304, 305, 307, 309, 310, 311, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 335, 336, 337, 339, 340, 341, 342, 343, 344, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 371, 372, 374, 395, 396, 397, 398, 399, 413, 414, 415, 419, 421, 423, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 450, 451, 452, 453, 454, 456, 457, 458, 459, 461, 462, 473, 482, 484, 485, 493, 495, 496, 498, 532, 541, 542, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640 and 641 total 327 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal.

And, the Assistant Engineer (West) Nagpur Metropolitan Region Development Authority Release the plot vide their Letter A.E(West)/NMRDA/2286 dt. 19/08/2026 release the Plot Nos. 4, 40, 41, 42, 54, 56, 57, 67, 70, 74, 75, 76, 77, 78, 79, 80, 81, **82**, 83, 84, 86, 96, 105, 135, 146, 148, 149, 158, 162, 165, 167, 170, 173, 174, 176, 184, 193, 236, 239, 247, 251, 253, 254, 255, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 278, 306, 308, 333, 334, 345, 346, 347, 348, 373, 375, 377, 378, 379, 385, 386, 387, 389, 390, 391, 391, 392, 393, 394, 400, 436, 437, 449, 478, 479, 480, 481, 483, 486, 491, 492, 494, 497, 500, 501, 502, 503, 504, 505, 506, 517, 518, 520, 521, 522, 529, 531, 539, 540, 543, 544, 545, 552, 556, 558, 574, 575, 591, 592, 625, 642, 643, 644 total 129 Plots in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal.

Whereas now the owner M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal decided to dispose of the scheduled property at All that piece and parcel of land at Plot No. 82 total area admeasuring 112.50 (1210.95 Sq. Ft) being a portion of entire land at Kh Nos. 80/1, 80/4, 82, 89, 88, 90/1, 90/2, 91 and 93 of Mouza – Mohgaon, Khate No. 587, P.H.No. 74, having total area of 15.32 HR. and Kh. No. 88 having area 6.20 HR, Khate No.609, having total area of 21.52 (15.32+6.20) Hectares R.,Amalgamated and renumbered and allotted New Khasra /Survey /Gut No. 82 within the Limits of Grampanchayat Mohgaon Tahsil Nagpur Gramin & District Nagpur in the layout known & styled as **“OZEN INFINIA CITY”**, Tahsil Nagpur Gramin & District Nagpur in favour of Shri Amol Ashok Tiwari.

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 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. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal, 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. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal Nagpur** becomes the owner of the above said plot. Hence, accordingly, **M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal Nagpur** required title and interest over the property under search.

I have gone through the following documents pertaining to the above described property: -

1. Copy of Partnership Deed between M/s. Ozen Infrastructure among Ajay Natthuji Kesare, Rahul Jiwan Bhajan, Vinod Shripatrao Mahajan (Retiring Partner), Girish Surajmalji Bothra, Sunil Parasmalji Golechha on 27/12/2022.
2. Copy of Admission Cum Retirement Deed of M/s. Ozen Infrastructure among Ajay Natthuji Kesare, Rahul Jiwan Bhajan, Vinod Shripatrao Mahajan (Retiring Partner), Girish Surajmalji Bothra, Sunil Parasmalji Golechha, Suresh Chunnilal Agrawal (Incoming Partner) & Rajeev Chunnilal Agrawal (Incoming Partner) on 07/07/2023.
3. Copy of registered Sale Deed bearing No. NGN-7-7355-2023, dt.17/07/2023 between Ankit Mukesh Garg, Mayank Dineshchand Jain in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal for Kh. No. 88.
4. Copy of registered Sale Deed bearing No. NGN-7-7356-2023, dt.17/07/2023 between Prem Brothers Infrastructure LLP through its Partner / Authorized Signatory Ashok Rameshwarlal Agrawal & DJ Sons Hospitality LLP through its Partner / Authorized Signatory Ashok Rameshwarlal Agrawal in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93.
5. Copy of 7/12 for Kh. No. 88 mutated in the name of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal vide Ferfar No. 1254, dt.26/08/2023.
6. Copy of 7/12 for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 mutated in the name of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal vide Ferfar No. 1255, dt.26/08/2023.
7. Copy of NA Order in Rev. Case No. 14/NAP-34/2024-2025, dt.16/08/2024 issued by Tahsildar Nagpur Gramin for Khasra No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88.
8. Copy of MAHARERA Registration Certificate bearing No. P50500077883, dt.07/11/2024.
9. Copy of Sanction of Residential Layout Plan bearing No. EE/NMRDA/DPC/AGREE/1090, dt.25/07/2025 issued by NMRDA for Kh. No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88.

10. Copy of Development Agreement between NMRDA in favour of M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal on 25/07/2025.
11. Copy of RL bearing No. EE/NMRDA/DPC/RL/1879, dt.28/07/2025 release the Plot Nos. 15, 55, 58, 68, 69, 72, 73, 85, 87, 88, 89, 90, 91, 92, 93, 94, 97, 98, 99, 100, 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 113, 114, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 136, 137, 138, 139, 140, 141, 142, 143 & 144, 145, 147, 151, 152, 153, 154, 155, 156, 157, 159, 161, 163, 164, 172, 177, 178, 179, 180, 181, 182, 183, 186, 187, 188, 189, 190, 191, 192, 195, 196, 197, 198, 199, 200, 201, 202, 203, 213, 214, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 237, 238, 240, 241, 242, 243, 244, 245, 246, 248, 249, 250, 252, 257, 258, 259, 262, 277, 299, 300, 301, 302, 303, 304, 305, 307, 309, 310, 311, 312, 313, 314, 315, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 335, 336, 337, 339, 340, 341, 342, 343, 344, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 371, 372, 374, 395, 396, 397, 398, 399, 413, 414, 415, 419, 421, 423, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 450, 451, 452, 453, 454, 456, 457, 458, 459, 461, 462, 473, 482, 484, 485, 493, 495, 496, 498, 532, 541, 542, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640 and 641 total 327 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon.
12. Copy of Finally Sanctioned Layout Plan issued by Metropolitan Commissioner dt.11/09/2025.
13. Copy of RL Letter bearing No. A.E(West)/NMRDA/2286 dt. 19/08/2026 release the Plot Nos. 4, 40, 41, 42, 54, 56, 57, 67, 70, 74, 75, 76, 77, 78, 79, 80, 81, **82**, 83, 84, 86, 96, 105, 135, 146, 148, 149, 158, 162, 165, 167, 170, 173, 174, 176, 184, 193, 236, 239, 247, 251, 253, 254, 255, 260, 261, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 278, 306, 308, 333, 334, 345, 346, 347, 348, 373, 375, 377, 378, 379, 385, 386, 387, 389, 390, 391, 391, 392, 393, 394, 400, 436, 437, 449, 478, 479, 480, 481, 483, 486, 491, 492, 494, 497, 500, 501, 502, 503, 504, 505, 506, 517, 518, 520, 521, 522, 529, 531, 539, 540, 543, 544, 545, 552, 556, 558, 574, 575, 591, 592, 625, 642, 643, 644 total 129 Plots are released in layout of Khasra / Survey No. 80/1, 80/4, 82, 89, 90/1, 90/2, 91, 93 & Khasra No. 88 of Mouza Mohgaon issued by Assistant Engineer (West) NMRDA, Nagpur
14. Copy of Agreement to Sale Draft between M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal in favour of Shri Amol Ashok Tiwari.
15. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.11/09/2026.

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.

5. Possession:

M/s. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal Nagpur acquired title and interest over the property under search.

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

NO, Grampanchayat Tax Paid 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. MH010090749202627E dated 11/09/2026** 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 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 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. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal** 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. Ozen Infrastructure acting through its Partners Ajay Nathuji Kesare, Rahul Jiwan Bhajan, Girish Surajmalji Bothra, Sunil Parasramji Golechha, Suresh Chunnilal Agrawal and Rajeev Chunnilal Agrawal** Nagpur Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

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

Place: - Nagpur

Date: 11/09/2026

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

Digitally signed by ADVOCATE VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S. DESHPANDE, o=ADVOCATE, email=vsdeshpande@rediffmail.com, c=IN
Date: 2026.10.09 11:21:28 +05'30'