V I J A Y S. D E S H P A N D E
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -
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RES:
63, Bajiprabhu Nagar,
Nagpur-440 033

LEGAL SCRUTINY REPORT

Date – 04/09/2026

Ref. No. VSD/ICICI-HFC/SEPT-26/02 (Shu-4)
APP. NO: - 7792121184
LOS. NO: - 10326116

ODV BY Navin on dt. 03/09/2026

To,
ICICI Home Finance Ltd.,
Dharmpeth Branch Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Chhaya Devang Vora

PART I: PROPERTY DETAILS:

1. **Name of the Applicant/Borrowers** : **Chhaya Devang Vora**
2. **Name of the Co-applicant/s (if any)** : **Devang Bharat Vora**
3. **Type of Loan** : Prime Home Loan
4. **Purpose of Loan** : Plot Purchase Builder
5. **Name of the Property Owner/s** : **LCPL Intrastructure Pvt. Ltd through Authorised Director Kush Pramod Agrawal**
6. **Description of the Property (with boundaries)**:
   All that piece and parcel of Non-Agriculture land at **Plot No. 7, total area admeasuring 116.400 Sq. Mtrs. (1252.929 Sq.Ft.)** being a portion of entire land at **Kh. No. 120 of Mouza – Shirul**, P. H. No. 71, in the Residential Sanctioned Layout Known as "**OASIS VATIKA**" within the limits of Grampanchayat Shirul, Tahsil Hingna & District Nagpur and the Plot is bounded as under: -

   On the East - Open Space
   On the West - 9.00 Mtrs. wide Road
   On the North - Plot No. 6
   On the South - Plot No. 8

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 7/12 mutated in the name of Shri Shalikram Chintaman Gode vide ferfar No. 952 dt. 18/06/2007 Kh. No. 120 area admeasuring 1.88 HR.
2. Copy of registered Special Power of Attorney bearing No. NGN-2-6171-2007 dt. 29/10/2007 executed by Shri Shalikram Chintaman Gode in favour of Shri Rakesh Shankarrao Satpute.

3. **Original registered Sale Deed bearing No.HGN-6153-2009 dt. 31/12/2009 between Shri Shalikram Chintaman Gode through POA holder Shri Rakesh Shankarrao Satpute and M/s Jagdamba Realtors Pvt. Ltd through Authorised Signatory Shri Vishal Nanaji Kondawar in favour of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma Kh. No. 120 area admeasuring 1.88 HR.**
4. Copy of 7/12 mutated in the name of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma vide Ferfar No. 1534 dt. 01/08/2011 for Kh. No. 120 area admeasuring 1.88 HR
5. Copy of registered Power of Attorney for Admission bearing No. NGN-3-2250-2023 dt. 19/04/2023 executed by Shri Pramod Satyanarayan Agrawal, Smt. Sandhya Pramod Agrawal and Shri Kush Pramod Agrawal in favour of Shri Naresh Pralhadray Agrawal and Shri Nandkishor Narayanrao Khode.
6. Copy of Bhag Nakasha dt. 21/04/2025 issued by Town Planner, Nagpur Metropolitan Region Development Authority.
7. **Original registered Sale Deed bearing No. NGN-5-12453-2025 dt. 12/11/2025 between M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Nishant Suresh Parhad in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal for Kh. No. 120 area admeasuring 1.88 HR.**
8. Copy of NA Order Rev. case No. NAP – 2025 / CR-177 / Land -01A, dt 10/02/2026 issued by Tahsildar Hingna in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal for Kh. No. 120 area admeasuruing 1.88 HR.
9. Copy of Sanctioned Layout Plan bearing Approval No. NMRDA/LF/2026/APL/00521 dt. 12/03/2026 issued by Executive Engineer Nagpur Metropolitan Region Development Authority.
10. **Original MAHARERA registration Certificate No. PP1190002600222, dt. 20/04/2026**.
11. **Original Development Agreement bearing No. E.E./NMRDA/DPC/Agree/2049, dt.30/04/2026 issued by Executive Engineer Nagpur Metropolitan Region Development Authority in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal.**
12. **Original Sanctined Layout Plan bearing No. dt. 07/03/2026 issued Assistant Engineer II Nagpur Metropolitan Region Development Authority.**
13. **Original Release Letter bearing No. A.E. (West)/NMRDA/2666, dt. 24/07/2026 for total 46 plots are released for sale i.e. Plot Nos. 4, 9, 16, 17, 19, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 48, 49, 50, 51, 52, 55, 57, 58, 59, 61, 66, 70, 71, 72, 73, 75, 76, 80, 81, 82, 83 issued by Assistant Engineer (West) Nagpur Metropolitan Region Development Authority in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal.**
14. Copy of Draft Sale Deed between LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal in favour of Chhaya Devang Vora and Devang Bharat Vora for Plot No. 7.
15. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.04/09/2026.

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

On online verification of the above-mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 124 (old), total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur was owned and possessed by Shri Shalikram Chintaman Gode on way of registered Sale Deed dt. 26/05/1972 from Shri Pandurang Kisan and his name had mutated in revenue records i.e. 7/12 vide ferfar No. 952 dt. 18/06/2007. Subsequently Kh. No. 124 (Old) total area admeasuring 1.88 HR Mouza Shirul was renumbered as Kh. No. 120.

Whereas Shri Shalikram Chintaman Gode executed a registered Special Power of Attorney bearing No. NGN-2-6171-2007 dt. 29/10/2007 in favour of Shri Rakesh Shankarrao Satpute in the relation of schedule property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur and the document is duly registered in Add Book No. 4, on even date.

Whereas then the owner Shri Shalikram Chintaman Gode through POA holder Shri Rakesh Shankarrao Satpute and M/s Jagdamba Realtors Pvt. Ltd through Authorised Signatory Shri Vishal Nanaji Kondawar transferred scheduled property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in favour of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma and accordingly executed registered Sale Deed bearing No. HGN-6153-2009 dt. 31/12/2009 and the document is duly registered in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma became absolute owner of the scheduled property and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1534 dt. 01/08/2011.

Whereas Shri Pramod Satyanarayan Agrawal, Smt. Sandhya Pramod Agrawal and Shri Kush Pramod Agrawal executed a registered Power of Attorney for Admission bearing No. NGN-3-2250-2023 dt. 19/04/2023 in favour of Shri Naresh Pralhadray Agrawal and Shri Nandkishor Narayanrao Khode and the document is duly registered in Add Book No. 4, on even date.

Whereas then the owner M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Nishant Suresh Parhad transferred scheduled property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal and accordingly executed registered Sale Deed bearing No. NGN-5-12453-2025 dt. 12/11/2025 and the document is duly registered in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal became absolute owner of the scheduled property.

Whereas the owners LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal decide to develop the land at Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul, is duly converted into Non Agriculture Residential use, by the Tahsildar Hingna vide his Order in the Revenue Case No. NAP – 2025 / CR-177 / Land -01A, dt 10/02/2026, Tahsil Hingna & District Nagpur and Executive Engineer Nagpur Metropolitan Region Development Authority Sanctioneded Layout Plan bearing No. Approval No. NMRDA/LF/2026/APL/00521 dt. 12/03/2026 accordingly carved a layout on the said land comprising of plot of various shape and size.

That, thereafter the owner LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal 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 "OASIS VATIKA" under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHA RERA) vide its Registration No. PP1190002600222, dt. 20/04/2026 and which is valid upto 31/12/2028.

Whereas the owners LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal have decided to develop the said land at Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul by converting it into Non Agriculture land for residential

purpose and the said area is coming under the Nagpur Metropolitan Region Development Authority (NMRDA) and accordingly entered into an Development Agreement with Nagpur Metropolitan Region Development Authority (NMRDA) bearing No. E.E./NMRDA/DPC/Agree/2049, dt.30/04/2026 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 plots of 1 to 46 due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) finally sanctioned the layout on 12/03/2026 and the Layout known & styled as "OASIS VATIKA".

And, the Assistant Engineer (West) Nagpur Metropolitan Region Development Authority Release the plot vide their Letter bearing No. A.E. (West)/NMRDA/2666, dt.24/07/2026 for total 46 plots or bearing No. 2034, dt.06/05/2026 are also released for sale i.e. Plot Nos. 4, 9, 16, 17, 19, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 48, 49, 50, 51, 52, 55, 57, 58, 59, 61, 66, 70, 71, 72, 73, 75, 76, 80, 81, 82, 83 so, also Plot Nos. 1, 6, **7,** 8, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22, 31, 42, 43, 47, 53, 54, 56, 60, 62 63, 64, 65, 67, 68, 69, 77, 78, 79, and 89 in layout of Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal. thereby the plots are now absolutely free from any encumbrance, lien or mortgage.

Whereas now the owner LCPLInfrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal decided to dispose of the scheduled property at Plot No. 7, total area admeasuring 116.400 Sq. Mtrs. (1252.929 Sq.Ft.) at Kh. No. 120 of Mouza – Shirul, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in the Residential Layout Known As "OASIS VATIKA" in favour of Chhaya Devang Vora and Devang Bharat Vora.

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 tha**t** **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal** **is**/are the owners of the schedule of property and **he**/she/they **is**/ are having valid, clear and marketable title over the schedule property**.**

b) That during the course of my inspection, I did not came across to entry as to encumbrance and charges over the said property, the schedule of property is free from all sort of encumbrances, charges, lien etc. and the owners are having clear, valid and marketable title over the scheduled property and further **he**/she/they will also acquire equally good, valid and marketable title thereto,

c) That it is needless to mention here that the property can be mortgage with a financial institution by way of security for repayment of loan, if any advance to the owners.

d) That it is needless to mention here that the ICICI Home Finance Ltd. must verify the all original documents in respect of the schedule property before disbursement of loan amount.

PART V: OTHER PROVISION:

5.1 Whether provision of Urban Land Ceiling Act are applicable? YES / **NO**

5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? YES / **NO**

5.3 Whether the property is affected by any revenue and tenancy regulations, if yes 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**

Being directly Purchase from Developer.

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? **ROC search s required** **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	:	**04/09/2026**
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 **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod 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 **Chhaya Devang Vora and Devang Bharat Vora .**

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. **Online Copy of 7/12 mutated in the name of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal vide ferfar No.4082 dt. 03/12/2025 for Kh.No. 120 area admeasuring 1.88 HR**
2. ROC search required.
3. Original Allotment Letter.
4. Original Possession Letter.
5. Original Demand Letter.
6. Original NOC for Mortgage.
7. Copy of RL bearing No. 2034, dt.06/05/2026 for Plot No. 7.
8. Copy of the extract of the resolution of Board of Directors, authorizing the Person to execute and register the Agreement to Sale, Sale Deed, Correction Deed if any and any other relavent Document with respect to the transfer of the Various Plots to individual Purchaser on behalf of the Pvt. Ltd. Company.
9. Original registered Sale Deed between LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal in favour of Chhaya Devang Vora and Devang Bharat Vora.

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

NOT APPLICABLE

Remarks, if any: - NA

Enclosure: - Search Receipt No. MH009655787202627E, dt.04/09/2026.

Place: - Nagpur
Date: 04/09/2026

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.com, c=IN
Date: 2026.09.04 18:14:53 +05'30'

V. S. Deshpande,
(ADVOCATE)

V I J A Y S. D E S H P A N D E
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

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RES:
63, Bajiprabhu Nagar,
Nagpur-440 033

Date – 04/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Chhaya Devang Vora. R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod 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 Non-Agriculture land at **Plot No. 7, total area admeasuring 116.400 Sq. Mtrs. (1252.929 Sq.Ft.)** being a portion of entire land at **Kh. No. 120 of Mouza – Shirul**, P. H. No. 71, in the Residential Sanctioned Layout Known as "**OASIS VATIKA**" within the limits of Grampanchayat Shirul, Tahsil Hingna & District Nagpur and the Plot is bounded as under: -

On the East	-	Open Space
On the West	-	9.00 Mtrs. wide Road
On the North	-	Plot No. 6
On the South	-	Plot No. 8

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

On online verification of the above-mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 124 (old), total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur was owned and possessed by Shri Shalikram Chintaman Gode on way of registered Sale Deed dt. 26/05/1972 from Shri Pandurang Kisan and his name had mutated in revenue records i.e. 7/12 vide ferfar No. 952 dt. 18/06/2007. Subsequently Kh. No. 124 (Old) total area admeasuring 1.88 HR Mouza Shirul was renumbered as Kh. No. 120.

Whereas Shri Shalikram Chintaman Gode executed a registered Special Power of Attorney bearing No. NGN-2-6171-2007 dt. 29/10/2007 in favour of Shri Rakesh Shankarrao Satpute in the relation of schedule property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur and the document is duly registered in Add Book No. 4, on even date.

Whereas then the owner Shri Shalikram Chintaman Gode through POA holder Shri Rakesh Shankarrao Satpute and M/s Jagdamba Realtors Pvt. Ltd through Authorised Signatory Shri Vishal Nanaji

Kondawar transferred scheduled property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in favour of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma and accordingly executed registered Sale Deed bearing No. HGN-6153-2009 dt. 31/12/2009 and the document is duly registered in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma became absolute owner of the scheduled property and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1534 dt. 01/08/2011.

Whereas Shri Pramod Satyanarayan Agrawal, Smt. Sandhya Pramod Agrawal and Shri Kush Pramod Agrawal executed a registered Power of Attorney for Admission bearing No. NGN-3-2250-2023 dt. 19/04/2023 in favour of Shri Naresh Pralhadray Agrawal and Shri Nandkishor Narayanrao Khode and the document is duly registered in Add Book No. 4, on even date.

Whereas then the owner M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Nishant Suresh Parhad transferred scheduled property at Kh. No. 120 total area admeasuring 1.88 HR 4.645 Acres) of Mouza – Shirul, P. H. No. 71, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal and accordingly executed registered Sale Deed bearing No. NGN-5-12453-2025 dt. 12/11/2025 and the document is duly registered in the Office of the Sub-Registrar Hingna. Thereby, by the virtue of said registered Sale Deed LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal became absolute owner of the scheduled property.

Whereas the owners LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal decide to develop the land at Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul, is duly converted into Non Agriculture Residential use, by the Tahsildar Hingna vide his Order in the Revenue Case No. NAP – 2025 / CR-177 / Land -01A, dt 10/02/2026, Tahsil Hingna & District Nagpur and Executive Engineer Nagpur Metropolitan Region Development Authority Sanctioneded Layout Plan bearing No. Approval No. NMRDA/LF/2026/APL/00521 dt. 12/03/2026 accordingly carved a layout on the said land comprising of plot of various shape and size.

That, thereafter the owner LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal 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 "OASIS VATIKA" under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHA RERA) vide its Registration No. PP1190002600222, dt. 20/04/2026 and which is valid upto 31/12/2028.

Whereas the owners LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal have decided to develop the said land at Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul by converting it into Non Agriculture land for residential purpose and the said area is coming under the Nagpur Metropolitan Region Development Authority (NMRDA) and accordingly entered into an Development Agreement with Nagpur Metropolitan Region Development Authority (NMRDA) bearing No. E.E./NMRDA/DPC/Agree/2049, dt.30/04/2026 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 plots of 1 to 46 due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan

Region Development Authority (NMRDA) finally sanctioned the layout on 12/03/2026 and the Layout known & styled as "OASIS VATIKA".

And, the Assistant Engineer (West) Nagpur Metropolitan Region Development Authority Release the plot vide their Letter bearing No. A.E. (West)/NMRDA/2666, dt.24/07/2026 for total 46 plots or bearing No. 2034, dt.06/05/2026 are also released for sale i.e. Plot Nos. 4, 9, 16, 17, 19, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 48, 49, 50, 51, 52, 55, 57, 58, 59, 61, 66, 70, 71, 72, 73, 75, 76, 80, 81, 82, 83 so, also Plot Nos. 1, 6, **7,** 8, 10, 11, 12, 13, 14, 15, 18, 20, 21, 22, 31, 42, 43, 47, 53, 54, 56, 60, 62 63, 64, 65, 67, 68, 69, 77, 78, 79, and 89 in layout of Kh. No. 120 total area admeasuring 1.88 HR (4.645 Acres) of Mouza – Shirul in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal. thereby the plots are now absolutely free from any encumbrance, lien or mortgage.

Whereas now the owner LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal decided to dispose of the scheduled property at Plot No. 7, total area admeasuring 116.400 Sq. Mtrs. (1252.929 Sq.Ft.) at Kh. No. 120 of Mouza – Shirul, within the limits of Grampanchayat Shirul Tahsil Hingna & District Nagpur in the Residential Layout Known As "OASIS VATIKA" in favour of Chhaya Devang Vora and Devang Bharat Vora.

Whereas, links in the title history of last 13 years of chain of title has been established. All the transactions which have taken place at Kamptee have been verified from the relevant records of the Registrar, Revenue Department etc. at Kamptee; 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 owners are having clear, valid and marketable title over the scheduled property and that the present owner **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod 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 **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal** Nagpur becomes the owners of the above said plot. Hence, accordingly, **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal**, Nagpur cquired title and interest over the property under search.

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

1. Copy of 7/12 mutated in the name of Shri Shalikram Chintaman Gode vide ferfar No. 952 dt. 18/06/2007 Kh. No. 120 area admeasuring 1.88 HR.
2. Copy of registered Special Power of Attorney bearing No. NGN-2-6171-2007 dt. 29/10/2007 executed by Shri Shalikram Chintaman Gode in favour of Shri Rakesh Shankarrao Satpute.
3. Copy of registered Sale Deed bearing No.HGN-6153-2009 dt. 31/12/2009 between Shri Shalikram Chintaman Gode through POA holder Shri Rakesh Shankarrao Satpute and M/s Jagdamba Realtors Pvt. Ltd through Authorised Signatory Shri Vishal Nanaji Kondawar in favour of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma Kh. No. 120 area admeasuring 1.88 HR.
4. Copy of 7/12 mutated in the name of M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Gopal Ramkishor Sharma vide ferfar No. 1534 dt. 01/08/2011 for Kh. No. 120 area admeasuring 1.88 HR

5. Copy of registered Power of Attorney for Admission bearing No. NGN-3-2250-2023 dt. 19/04/2023 executed by Shri Pramod Satyanarayan Agrawal, Smt. Sandhya Pramod Agrawal and Shri Kush Pramod Agrawal in favour of Shri Naresh Pralhadray Agrawal and Shri Nandkishor Narayanrao Khode.
6. Copy of Bhag Nakasha dt. 21/04/2025 issued by Town Planner, Nagpur Metropolitan Region Development Authority.
7. Copy of registered Sale Deed bearing No. NGN-5-12453-2025 dt. 12/11/2025 between M/s Pandit Estate Pvt. Ltd. through Authorised Signatory Shri Nishant Suresh Parhad in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal through POA holder Shri Naresh Pralhadray Agrawal for Kh. No. 120 area admeasuring 1.88 HR.
8. Copy of NA Order Reve case No. NAP – 2025 / CR-177 / Land -01A, dt 10/02/2026 issued by Tahsildar Hingna in favour of LCP Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal for Kh. No. 120 area admeasuruing 1.88 HR.
9. Copy of Sanctioned Layout Plan bearing Approval No. NMRDA/LF/2026/APL/00521 dt. 12/03/2026 issued by Executive Engineer Nagpur Metropolitan Region Development Authority.
10. Copy of MAHARERA registration Certificate No. PP1190002600222, dt. 20/04/2026.
11. Copy of Development Agreement bearing No. E.E./NMRDA/DPC/Agree/2049, dt.30/04/2026 issued by Executive Engineer Nagpur Metropolitan Region Development Authority in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal.
12. Copy of Release Letter bearing No. A.E. (West)/NMRDA/2666, dt. 24/07/2026 for total 46 plots are released for sale i.e. Plot Nos. 4, 9, 16, 17, 19, 23, 24, 25, 26, 27, 28, 29, 30, 33, 34, 35, 36, 37, 38, **39**, 40, 41, 44, 45, 46, 48, 49, 50, 51, 52, 55, 57, 58, 59, 61, 66, 70, 71, 72, 73, 75, 76, 80, 81, 82, 83 issued by Assistant Engineer (West) Nagpur Metropolitan Region Development Authority in favour of LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal.
13. Copy of Draft Sale Deed between LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal in favour of Chhaya Devang Vora and Devang Bharat Vora for Plot No. 7.

3. <u>Minor's Interest / HUF property:</u>

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

4. <u>Mutation of the name of the owner in the revenue records:</u>

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

5. <u>Possession:</u>

LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal Nagpur acquired title and interest over the property under search.

6. <u>Payment of Municipal / Local Taxes / Cess etc:</u>

NO, Being directly purchase from Developer.

7. <u>Applicability of the Urban Land (Ceiling & Regulation):</u>

That above said property does not affected by any Ceiling legislation / Act in force.

8. <u>Applicability of local laws:</u>

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. MH009655787202627E dated 04/09/2026**, only those available out of the torn and disarrange index and fount 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 **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal** are 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 **LCPL Infrastructure Pvt. Ltd. through acting through Authorised Director Shri Kush Pramod Agrawal.**

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

Place: - Nagpur
Date: 04/09/2026

ADVOCATE VIJAY S. DESHPANDE

Digitally signed by ADVOCATE VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S. DESHPANDE, o, ou=ADVOCATE, email=vsdeshpande@rediffmail.com, c=IN
Date: 2026.09.04 18:15:06 +05'30'

V. S. Deshpande,
(ADVOCATE)