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ADVOCATE

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63, Bajiprabhu Nagar,
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Online Documents received
LEGAL SCRUTINY REPORT

Date – 27/07/2026

Ref. No. VSD/ICICI-HFC/JULY-26/___ (SC-30)

APP. NO: - 77000321455

LOS NO. : - 10303364

To,

ICICI Home Finance Ltd.,
Khamla Branch,
Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Nilesh Mahesh Ramteke.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Nilesh Mahesh Ramteke**
- 2. Name of the Co-applicant/s (if any) : Pramodini Mahesh Ramteke**
- 3. Type of Loan : Regular Non Home Loan LAP**
- 4. Purpose of Loan : LAP**
- 5. Name of the Property Owner/s : Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke**
- 6. Description of the Property (with boundaries):**
All that piece & parcel of Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by East-West wise and Northern Portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika), being a portion of entire land at of Mouza – Indora, bearing City Survey No. 2035 and Sheet No. 54, within the limits of NIT & NMC, bearing Municipal Corporation House No. 20 in Ward No. 57, Tahsil & District Nagpur and the Plot is bounded as under: -

On the East - Lane
On the West - Road
On the North - House of Suresh Nandgave
On the South - Land of Plot No. 92 belonged to Archana Murlidhar Ramteke
- 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 registered Partition Deed bearing No. NGN-3-3669-2016, dt.31/05/2016 between 1) Mahesh Murlidhar Ramteke, 2) Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir), 3) Umesh Murlidhar Ramteke.
2. Copy of NMC Tax paid Receipt No. 12/2015-16/0260516, dt.01/12/2015 for the year 2015 to 2016 issued by Nagpur Municipal Corporation in favour of Archana Jaygopal Ganvir for House No. 20 A.
3. Copy of NMC Tax paid Receipt No. 12/2015-16/0260517, dt.01/12/2015 for the year 2015 to 2016 issued by Nagpur Municipal Corporation in favour of Mahesh Murlidhar Ramteke for House No. 20.
4. Copy of Death Certificate dt.10/01/2017 issued by Municipal Corporation Kalyan-Dombivli in the name of Mahesh Murlidhar Ramteke.
5. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.27/07/2026.

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

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, bearing City Survey No. 2035 and Sheet No. 54, within the limits of NIT & NMC, bearing Municipal Corporation House No. 20 in Ward No. 57, Tahsil & District Nagpur was owned and possessed by Murlidhar Namdeo Ramteke. However, after his death on 03/12/1982, the said property has been jointly acquired by his legal heirs namely; Pramila W/o Murlidhar Ramteke, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke.

Lateron, the District Collector Nagpur through Nazul Conservator Surveyor had executed a registered Lease Deed bearing No. NGN-1-6279-2015 dt.04/11/2015 in relation to the said Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, in favour of Pramila W/o Murlidhar Ramteke, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3. **(Renewal of registered Lease Deed is required)**

Whereas, the co-owner Pramila W/o Murlidhar Ramteke had relinquished he all rights title share and interest over the said Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, in favour of Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke and accordingly executed a registered Relinquishment Deed bearing No. NGN-3-3667-2016 dt.31/05/2016 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3. Thereby, by virtue of the said registered Relinquishment Deed, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke became the joint owner of the scheduled property.

Whereas, the owners Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke had mutually executed a registered Partition Deed bearing No. NGN-3-3669-2016, dt.31/05/2016 in relation to the scheduled Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora and the said document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3.

Thereby, by virtue of the said registered Partition, Mahesh Murlidhar Ramteke had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and northern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika), being a portion of entire land at of Mouza – Indora and the said area is bearing separate Municipal Corporation House No. 20 and he had paid the Tax for the year 2015 to 2016 vide Tax paid Receipt No. 12/2015-16/0260517, dt.01/12/2015 issued by Nagpur Municipal Corporation.

Whereas, by virtue of the said registered Partition, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and middle portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika) and the said area is bearing separate Municipal Corporation House No. 20/A and she had paid the tax for the year 2015 to 2016 vide Tax paid Receipt No. 12/2015-16/0260516, dt.01/12/2015 issued by Nagpur Municipal Corporation.

Whereas, by virtue of the said registered Partition Umesh Murlidhar Ramteke had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and Southern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika) and the said area is bearing separate Municipal Corporation House No. 20/B.

Whereas, the owner Mahesh Murlidhar Ramteke is left for heavenly abode on 29/11/2016 vide Death Certificate dt.10/01/2017 issued by Municipal Corporation Kalyan-Dombivli and after his demise his property at Nazul Lease Hold land bearing Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and northern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika), being a portion of entire land at of Mouza – Indora, has been acquired by his legal heirs namely; Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke and their names are yet to be mutated in the Tax and City Survey Records.

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 **Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke** are the owners of the schedule of property and he/she/**they** are having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not 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 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
Said land is Nazul Lease Hold Land.
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
Recent NMC Tax paid Receipt Required.
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reason? YES / NO
- 5.7 Whether required documents are available for creating mortgage? YES / NO
- 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
Lease period needs to be confirm (Renewal of registered Lease Deed is required)
- 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
NOC for mortgage from Nazul is required.
- 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 : **27/07/2026**
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 **Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke** has / would derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending **Borrower / Co-Borrower Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke. (NOC for Mortgage from Nazul is required)**

The following original documents to be collected by ICICI HFC for creation of registered / equitable mortgage of the said property: -

Following documents needs to be collected as per Policy of the Company, submitted prior to disbursal of loan / at the time of disbursement of the loan: -

1. Original / Certified copy of registered Lease Deed bearing No. NGN-1-6279-2015 dt.04/11/2015 executed by District Collector Nagpur through Nazul Conservator Surveyor in favour of Pramila W/o Murlidhar Ramteke, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke.
2. Original / Certified copy registered Relinquishment Deed bearing No. NGN-3-3667-2016 dt.31/05/2016 executed by Pramila W/o Murlidhar Ramteke in favour of Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke.
3. Original / Certified copy registered Partition Deed bearing No. NGN-3-3669-2016, dt.31/05/2016 between 1) Mahesh Murlidhar Ramteke, 2) Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir), 3) Umesh Murlidhar Ramteke.
4. Copy of Death Certificate dt.10/01/2017 issued by Municipal Corporation Kalyan-Dombivli in the name of Mahesh Murlidhar Ramteke.
5. Original Tax paid Receipt for the year 2026 issued by Nagpur Municipal Corporation in favour of Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke.
6. Online / Certified copy of Akhiv Patrika mutated in eth names of Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke.
7. Original NOC for Mortgage issued by Nazul.
8. Intimation to NIT / NMC / Nazul by ICICI HFL regarding the Mortgage of the Schedule Property with them within 1 Month from the date of mortgage.

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

NA

Remarks, if any: - Lease Period is expired. Hence, the renewal of Original / Certified copy of Lease Deed is required.

Enclosure: - Search Receipt No. MH007167054202627E, dt.27/07/2026.

**Place: - Nagpur
Date: 27/07/2026**

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.co
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Date: 2026.07.28 10:51:49 +05'30'

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E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 27/07/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke, R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke** 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 & parcel of **Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by East-West wise and Northern Portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika),** being a portion of entire land at of **Mouza – Indora, bearing City Survey No. 2035 and Sheet No. 54,** within the limits of NIT & NMC, bearing **Municipal Corporation House No. 20 in Ward No. 57,** Tahsil & District Nagpur and the Plot is bounded as under: -

On the East - Lane

On the West - Road

On the North - House of Suresh Nandgave

On the South - Land of Plot No. 92 belonged to Archana Murlidhar Ramteke

FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On verification of the above-mentioned documents and title search carried out by me, I am of the opinion that initially the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, bearing City Survey No. 2035 and Sheet No. 54, within the limits of NIT & NMC, bearing Municipal Corporation House No. 20 in Ward No. 57, Tahsil & District Nagpur was owned and possessed by Murlidhar Namdeo Ramteke. However, after his death on 03/12/1982, the said property has been jointly acquired by his legal heirs namely; Pramila W/o Murlidhar Ramteke, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke.

Lateron, the District Collector Nagpur through Nazul Conservator Surveyor had executed a registered Lease Deed bearing No. NGN-1-6279-2015 dt.04/11/2015 in relation to the said Nazul Lease Hold

land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, in favour of Pramila W/o Murlidhar Ramteke, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3. **(Renewal of registered Lease Deed is required)**

Whereas, the co-owner Pramila W/o Murlidhar Ramteke had relinquished he all rights title share and interest over the said Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora, in favour of Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke and accordingly executed a registered Relinquishment Deed bearing No. NGN-3-3667-2016 dt.31/05/2016 and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3. Thereby, by virtue of the said registered Relinquishment Deed, Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke became the joint owner of the scheduled property.

Whereas, the owners Mahesh Murlidhar Ramteke, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) and Umesh Murlidhar Ramteke had mutually executed a registered Partition Deed bearing No. NGN-3-3669-2016, dt.31/05/2016 in relation to the scheduled Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, being a portion of entire land at of Mouza – Indora and the said document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur -3.

Thereby, by virtue of the said registered Partition, Mahesh Murlidhar Ramteke had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and northern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika), being a portion of entire land at of Mouza – Indora and the said area is bearing separate Municipal Corporation House No. 20 and he had paid the Tax for the year 2015 to 2016 vide Tax paid Receipt No. 12/2015-16/0260517, dt.01/12/2015 issued by Nagpur Municipal Corporation.

Whereas, by virtue of the said registered Partition, Archana Murlidhar Ramteke (After marriage name Archana Jaygopal Ganvir) had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and middle portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika) and the said area is bearing separate Municipal Corporation House No. 20/A and she had paid the tax for the year 2015 to 2016 vide Tax paid Receipt No. 12/2015-16/0260516, dt.01/12/2015 issued by Nagpur Municipal Corporation.

Whereas, by virtue of the said registered Partition Umesh Murlidhar Ramteke had acquired the Nazul Lease Hold land at Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and Southern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika) and the said area is bearing separate Municipal Corporation House No. 20/B.

Whereas, the owner Mahesh Murlidhar Ramteke is left for heavenly abode on 29/11/2016 vide Death Certificate dt.10/01/2017 issued by Municipal Corporation Kalyan-Dombivli and after his demise his property at Nazul Lease Hold land bearing Plot No. 92, area admeasuring 188.13 Sq. Mtrs., (2025 Sq. Ft.) and 162.5 Sq. Mtrs., as per Akhiv Patrika, is divided by east –west wise and northern portion of area admeasuring 62.71 Sq. Mtrs., (54.166 Sq. Mtrs., as per Akhiv Patrika), being a portion of entire

land at of Mouza – Indora, has been acquired by his legal heirs namely; Pramodini Mahesh Ramteke and Nilesh Mahesh Ramteke and their names are yet to be mutated in the Tax and City Survey Records.

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 except the charge of **Jana Small Finance Bank Ltd. Nagpur** and that the present owner **Shaheen Khan Mohammad Wakeel Khan and Mohammad Wakil Yusuf Khan**, 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 **Shaheen Khan Mohammad Wakeel Khan and Mohammad Wakil Yusuf Khan** Nagpur becomes the owner of the above said plot having a charge of **Jana Small Finance Bank Ltd. Nagpur**. Hence, accordingly, **Shaheen Khan Mohammad Wakeel Khan and Mohammad Wakil Yusuf Khan** Nagpur acquired title and interest over the property under search.

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

1. Copy of NMC Tax paid Receipt No. RCPT2223324252, dt.06/02/2023 for the year 2021 to 2023 issued by Nagpur Municipal Corporation.
2. Copy of registered Sale Deed bearing No. NGN-1-7640-2023, dt.06/07/2023 between Ashiah Kiran Meshram in favour of Shaheen Khan Mohammad Wakeel Khan and Mohammad Wakil Yusuf Khan.
3. Copy of Loan Closure Letter from Nirmal Urban Co-Operative Bank Ltd. Nagpur on 21/03/2023.
4. Copy of registered Renewal Lease Deed bearing No. NGN-5-3168-2023, dt.25/05/2023 between Nagpur Improvement Trust in favour of Ashish Kiran Meshram.
5. Copy of Aakhiv Patrika mutated in the name of Shaheen Khan Mohammad Wakeel Khan and Mohammad Wakil Yusuf Khan vide Ferfar No. 20423, dt.27/11/2023.
6. Copy of List of Jana Small Finance Bank Ltd. Nagpur on 21/05/2025.

2. Minor's Interest / HUF property:

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

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

In this property the name of owners are not mentioned in the revenue records.

4. Possession:

Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke Nagpur acquired title and interest over the property under search.

5. **Payment of Municipal / Local Taxes / Cess etc:**

NO. Recent NMC Tax Receipt required.

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

NO

7. **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.

8. **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. MH007167054202627E dated 27/07/2026**, only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of the **Sub Registrar Nagpur**.

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

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

iii) **Lispendens:**

No.

9. **Site Inspection:**

No inspection regarding site of the above mentioned property.

10. **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, as per the Policy of the Company, 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 **Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke** 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. **(Lease period is expired. Hence, registered renewal of Lease Deed is required)**

I have verified all the documents from the original documents/records which has been provided to me by **Nilesh Mahesh Ramteke and Pramodini Mahesh Ramteke**.

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

Place: - Nagpur
Date: 27/07/2026

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

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
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