

VIJAY S. DESHPANDE
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ADVOCATE

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

LEGAL SCRUTINY REPORT

Date – 06/10/2026

Ref. No. VSD/ICICI-HFC/OCTOBER-26/ (NAVIN 02)

APP. NO: - 77000371541

LOS. NO: - 10349274

To,

**ICICI Home Finance Ltd.,
Khamla Branch Nagpur.**

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Ravindra M Madghe

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Ravindra M Madghe**
- 2. Name of the Co-applicant/s (if any) : Minal Ravindra Madghe**
- 3. Type of Loan : Prime Home Loan**
- 4. Purpose of Loan : Home Purchase**
- 5. Name of the Property Owner/s : Shantaram Balkrushna Dhok**
- 6. Description of the Property (with boundaries):**

All that piece and parcel of Non Agricultural land at **Plot No. 17, total area admeasuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.)** being a portion of the entire land at **Survey No. 45/1 of Mouza – Hudkeshwar(Khurd), P. H. No. 37** within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur and is bounded as under: -

On the East - 9.00 Mtrs Road
On the West - Plot No. 26
On the North - Plot No. 18
On the South - 9.00 Mtrs Road

(Four Boundary as per Layout Plan)

- 7. Nature / Status of the Property : Freehold / Leasehold / Gaothan**
- 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 Old Ferfar Panji.
2. Copy of 7/12 mutated in the name of Smt Dropadi Amrut Dhakane vide Ferfar No. 4502 dt. 25/01/2022 for Kh. No. 45/1 area admeasuring 0.82 HR.

3. Copy of Bhag Nakasha dt. 09/03/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur.
4. Copy of registered Sale Deed bearing No. NGN-GRA-10-2563-2023 dt. 17/04/2023 between Smt Dropadi Amrut Dhakane in favour of Shri Shantaram Balkrushna Dhok.
5. Copy of NA Order Rev Case No. 153/NAA-48/2023-2024 dt. 01/02/2024 issued by Tahsildar, Nagpur (Gramin), in favour of Shri Shantaram Balkrushna Dhok for Kh. No. 45/1 area admeasuring 0.82 HR
6. Copy of K Prat
7. Copy Sanctioned Layout Plan bearing No. पत्र. क्र./ना.म.प्र. वि. प्रा./762 dt. 08/08/2024 issued by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur.
8. Copy of 7/12 mutated in the name of Shri Shantaram Balkrushna Dhok vide ferfar No. 5570 dt. 05/11/2025 for Plot No. 17 area admesuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.)
9. Copy of Sale Deed Draft between Shri Shantaram Balkrushna Dhok in favour of Shri Ravindra M Madghe.
10. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.06/10/2026.

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 land at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur was owned & possessed by Shri Amrut Laxman Dhakane, Ku. Manjula Kisan Dhakane as per Adhikar Abhilekh Panji of 1985-86.

Whereas, the owner Ku. Manjula Kisan Dhakan decided to relinquish said Property at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur by way of Relinquish and accordingly executed a registered Relinquishment Deed bearing No. 110 dt. 17/06/1995 in favour of Shri Amrut Laxman Dhakane and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Nagpur Gramin. Thereby by virtue of the said registered Relinquish Deed, Shri Amrut Laxman Dhakane the absolute owner of said Property at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur and his name had mutated in revenue records i.e. 7/12.

Whereas the owner Shri Amrut Laxman Dhakane executed his Last WILL and TESTAMENT bearing No. 7987 dt.09/12/2010 in respect of Survey No. 45 total area ademesuring 2.44 HR out of which 0.82 HR (East-West Wise Northern Portion) Mouza – Hudkeshwar (Khurd) in favour of his wife Smt. Dhropadi Amrut Dhakane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR(East-west wise Southern Portion) Mouza – Hudkeshwar (Khurd) in favour of his son Shri Prassidh Amrut Dhane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR (East West wise Middle Portion) Mouza – Hudkeshwar (Khurd) in faovur of his son Shri Raju Amrut Dhakane and the document is duly registered in Add Book No. 1 on even date in the office of the Sub Registrar Nagpur Gramin.

Whereas the Shri Amrut Laxman Dhakane left for heavenly abode on dt. 25/10/2011 and consequent upon his death the Survey No. 45 total area ademesuring 2.44 HR out of which 0.82 HR (East-West Wise Northern Portion) Mouza – Hudkeshwar (Khurd) devolved upon his Wife Smt. Dhropadi Amrut Dhakane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR(East-west wise Southern Portion) Mouza – Hudkeshwar (Khurd) devolved upon his Son Shri Prasadh Amrut Dhane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR (East West wise Middle

Portion) Mouza – Hudkeshwar (Khurd) in faovur of his son Shri Raju Amrut Dhakane as per WILL and TESTAMENT serial No. 7987 dt.09/12/2010 and accordingly such entry is mutated in the Ferfar Nondavhi vide Ferfar No. 984, dt.313/12/2012 and their names are mutated in the 7/12 Revenue Records vide Ferfar No. 1053, dt.20/03/2013.

Whereas, the owner Smt Dropadi Amrut Dhakane transferred the said Survey No. 45/1 total area ademesuring 0.82 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur by way of sale and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-2563-2023 dt. 17/04/2023 in favour of Shri Shantaram Balkrushna Dhok and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Nagpur Gramin 10. Thereby by virtue of the said registered Sale Deed, Shri Shantaram Balkrushna Dhok the owner of Survey No. 45/1 total area ademesuring 0.82 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur.

However, the owner Shri Shantaram Balkrushna Dhok have decided to develop the said Non-Agricultural land at Survey No. 45/1 total area ademesuring 0.82 HR of Mouza – Hudkeshwar(Khurd), and therefore the Tahsildar, Nagpur (GRamin) vide his Order in Rev. Case No. 153/NAA-48/2023-2024 dt. 01/02/2024 for residential purposes and said Layout Plan is duly sanctioned & Approved by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur vide his order No. पत्र. क्र./ना.म.प्र.वि.प्र./762 dt. 08/08/2024 and accordingly carved a layout on the said land comprising of plots of different shape & size and his name had mututated in revenue records i.e. 7/12 vide ferfar No. 5570 dt. 05/11/2025 for Plot No. 17 area admesuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.).

Thereafter the owner Shri Shantaram Balkrushna Dhok decided to dispose the said land at Plot No. 17, total area admeasuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.) being a portion of the entire land at Survey No. 45/1 of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur in favour of Shri Ravindra M Madghe.

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 **Shri Shantaram Balkrushna Dhok** 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 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**
Recent Grampanchayat 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**
- 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 | : | 06/10/2026 |
| Note | : | _____ |
- 5.21** Whether EC is Obtained? **YES / NO**
- EC Details:
- No of Years EC obtained:
- Any Encumbrance to Specify:
- EC Applied by:

PART VI CERTIFICATE:

In view of the foregoing, as per the policy of the company, I certify that the title deeds intended to be deposited, relating to the property and offered as security by way of **equitable mortgage** and the documents of title referred to above are perfect evidence of the title and that if the said **equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of **equitable mortgage**.

I further certify that as per policy of the company **Shri Shantaram Balkrushna Dhok** 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 **Shri Ravindra M Madghe and Smt Minal Ravindra Madghe**.

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. Copy if NA Order Rev Case No. 153/NAA-48/2023-2024 dt. 01/02/2024 issued by Tahsildar, Nagpur (Gramin), in favour of Shri Shantaram Balkrushna Dhok for Kh. No. 45/1 area admeasuring 0.82 HR
2. Copy Sanctioned Layout Plan bearing No. पत्र. क्र./ना.म.प्र. वि. प्रा./762 dt. 08/08/2024 issued by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur.
3. Original Allotment Letter.
4. Original NOC for Mortgaged.
5. Original Possession Letter.
6. Original Demand Letter.
7. Online Copy of 7/12 mutated in the name of Shri Shantaram Balkrushna Dhok vide ferfar No. 5570 dt. 05/11/2025 for Plot No. 17 area admesuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.).
8. Original registered Sale Deed between Shri Shantaram Balkrushna Dhok in favour of Shri Ravindra M Madghe.

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

NOT APPLICABLE.

Remarks, if any: - This being the direct Purchase of the Apartment from the Builder/ Developer, the Only Title document of ATS / Agreement to Sale / Sale Deed are available for Title Deposition. Please ascertain the cash flow of the Builder/ Developer as a special security. Original needs to be verified by ICICI HFCL authorities.

Enclosure: - Search Receipt No. MH011561561202627U, dt. 06/10/2026

Place: - Wardha

Date: 06/10/2026

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: 2026.10.07 16:43:23 +05'30'

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Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date -06/10/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Ravindra M Madghe R/o., Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of - **Shri Shantaram Balkrushna Dhok Wardha**, 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 Wardha 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 Agricultural land at **Plot No. 17, total area admeasuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.)** being a portion of the entire land at **Survey No. 45/1 of Mouza – Hudkeshwar(Khurd)**, P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur and is bounded as under: -

On the East	-	9.00 Mtrs Road
On the West	-	Plot No. 26
On the North	-	Plot No. 18
On the South	-	9.00 Mtrs 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 land at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur was owned & possessed by Shri Amrut Laxman Dhakane, Ku. Manjula Kisan Dhakane as per Adhikar Abhilekh Panji of 1985-86.

Whereas, the owner Ku. Manjula Kisan Dhakan decided to relinquish said Property at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur by way of Relinquish and accordingly executed a registered Relinquishment Deed bearing No. 110 dt. 17/06/1995 in favour of Shri Amrut Laxman Dhakane and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Nagpur Gramin. Thereby by virtue of the said registered Relinquish Deed, Shri Amrut Laxman Dhakane the absolute owner of said Property at Survey No. 45 total area ademesuring 2.44 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur and his name had mutated in revenue records i.e. 7/12.

Whereas the owner Shri Amrut Laxman Dhakane executed his Last WILL and TESTAMENT bearing No. 7987 dt.09/12/2010 in respect of Survey No. 45 total area ademesuring 2.44 HR out of which 0.82 HR (East-West Wise Northern Portion) Mouza – Hudkeshwar (Khurd) in favour of his wife Smt. Dhropadi Amrut Dhakane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR(East-west wise Southern Portion) Mouza – Hudkeshwar (Khurd) in favour of his son Shri Prassidh Amrut Dhane and Survey No. 45 total area ademesuring 2.44 HR out of which 0.81 HR (East West wise Middle Portion) Mouza – Hudkeshwar (Khurd) in faovur of his son Shri Raju Amrut Dhakane and the document is duly registered in Add Book No. 1 on even date in the office of the Sub Registrar Nagpur Gramin.

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Whereas, the owner Smt Dropadi Amrut Dhakane transferred the said Survey No. 45/1 total area ademesuring 0.82 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur by way of sale and accordingly executed a registered Sale Deed bearing No. NGN-GRA-10-2563-2023 dt. 17/04/2023 in favour of Shri Shantaram Balkrushna Dhok and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Nagpur Gramin 10. Thereby by virtue of the said registered Sale Deed, Shri Shantaram Balkrushna Dhok the owner of Survey No. 45/1 total area ademesuring 0.82 HR of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur.

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Thereafter the owner Shri Shantaram Balkrushna Dhok decided to dispose the said land at Plot No. 17, total area admeasuring 139.29 Sq. Mtrs. (1500.00 Sq. Ft.) being a portion of the entire land at Survey No. 45/1 of Mouza – Hudkeshwar(Khurd), P. H. No. 37 within the limits of Gram Panchayat Hudkeshwar(Ghurd), Tahsil Nagpur Gramin & District Nagpur in favour of Shri Ravindra M Madghe.

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 Wardha 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 I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered Documents **Shri Shantaram Balkrushna Dhok** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Shri Shantaram Balkrushna Dhok** 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 Old Ferfar Panji.
2. Copy of 7/12 mutated in the name of Smt Dropadi Amrut Dhakane vide Ferfar No. 4502 dt. 25/01/2022 for Kh. No. 45/1 area admeasuring 0.82 HR.
3. Copy of Bhag Nakasha dt. 09/03/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur.
4. Copy of registered Sale Deed bearing No. NGN-GRA-10-2563-2023 dt. 17/04/2023 between Smt Dropadi Amrut Dhakane in favour of Shri Shantaram Balkrushna Dhok.
5. Copy if NA Order Rev Case No. 153/NAA-48/2023-2024 dt. 01/02/2024 issued by Tahsildar, Nagpur (GRamin), in favour of Shri Shantaram Balkrushna Dhok for Kh. No. 45/1 area admeasuring 0.82 HR
6. Copy of K Prat
7. Copy Sanctioned Layout Plan bearing No. पत्र. क्र./ना.म.प्र. वि. प्रा./762 dt. 08/08/2024 issued by Town Planner Nagpur Metropolitan Region Development Authority, Nagpur.
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9. Copy of Sale Deed Draft between Shri Shantaram Balkrushna Dhok in favour of Shri Ravindra M Madghe.
10. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.06/10/2026.

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 not been mentioned in the revenue records and has been duly mutated after paying the concern taxes.

5. **Possession:**

Shri Shantaram Balkrushna Dhok Nagpur acquired title and interest over the property under search.

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

NO, Reent Grampanchayat Tax Paid Receipt 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. MH011561561202627U dated 06/10/2026**, 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.

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 **Shri Shantaram Balkrushna Dhok Nagpur** 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, And is a Gaonthan Property.

I have verified all the documents from the original documents/records which has been provided to me by **Shri Shantaram Balkrushna Dhok..** 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: 06/10/2026

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

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
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