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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

HARADCOPY RECEIVED
LEGAL SCRUTINY REPORT

Date – 07/09/2026

Ref. No. VSD/ICICI-HFC/SEPT-26/01 (SC-03)

APP. NO: - 77000344914, 77000344915

LOS NO:- 10325555

To,

ICICI Home Finance Ltd.,
Chandrapur Branch,
Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Sunil Ramchandra Satpute

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Sunil Ramchandra Satpute**
- 2. Name of the Co-applicant/s (if any) : Sunita Sunil Satpute**
- 3. Type of Loan : Plot Purchase**
- 4. Purpose of Loan : Builder Plot Purchase**
- 5. Name of the Property Owner/s : Rohan Niranjana Thakar (10.66%), Shri Mehul Vijayrao Tarekar (26.84%), Mohammad Feroz Mohammad Rafique (12.50%), Dilip Pralhadrai Agrawal (41.00%), Smt. Krishna Manoj Agrawal (9.00%)**

6. Description of the Property (with boundaries):

All that the piece and parcel of Non Agriculture land at **Plot No. 698, total area admeasuring 128 Sq. Mtrs., (1,377.79 Sq. Ft.),** being a portion of entire land at **Kh. No. 10** of **Mouza – Chichghat P. H. No. 71,** having an area of 11.14 HR within the limits of Grampanchayat Chichghat and **Kh. No. 80 and 86,** being a portion of entire land at **Mouza – Kanholi P. H. No. 48,** having an area of 9.90 HR and 7.72 thus total 17.62 HR, thus both Khasras admeasuring 28.76 H.R, situated in the layout of **“SOHAM AND SANDESH CITY”,** within the limits of Grampanchayat Kanholi Tahsil Hingna & District Nagpur and the Plot is bounded as under: -

On The East -	Plot No. 697
On The West -	Plot No. 699
On The North -	9 Mtrs., Wide Road
On The South -	Plot No. 711

- 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 Sale Deed bearing No. 7560-1989(Cha) dt. 15/12/1989 between Shri Narayan Ramkrushna Chute and Shri Kshirsagar Ramkrushna Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil for Survey No. 63 area admeasuring 7.55 HR.
2. Copy of registered Sale Deed bearing No. 7561-1989(Cha) dt. 15/12/1989 between Shri Narayan Ramkrushna Chute and Shri Kshirsagar Ramkrushna Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil for Survey No. 51 area admeasuring 0.97 HR.
3. Copy of registered Sale Deed bearing No. 7562-1989(Cha) dt. 15/12/1989 between Shri Ramkrushna Paikuj Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil for Survey No. 64 area admeasuring 6.84 HR.
4. Copy of registered Sale Deed bearing No. 7563-1989(Cha) dt. 15/12/1989 between Shri Purushottam Paikuj Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil for Survey No. 10 area admeasuring 11.14 HR.
5. Copy of registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 executed by Smt Krishna Manoj Agrawal in favour of Shri Manoj Bhojraj Agrawal.
6. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No. 10 area admeasuring 11.14 HR.
7. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 378 dt. 08/07/2022 for Survey No. 10 area admeasuring 11.14 HR.
8. Copy of Zone Map on dt. 09/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 10.
9. Copy of registered Sale Deed bearing No. HGN-1082-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal for Survey No. 10 area admeasuring 11.14 HR.
10. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 1530 dt. 07/07/2022 for Survey No. 80 area admeasuring 9.90 HR.
11. Copy of Zone Map on dt. 11/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 80
12. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No. 80, area admeasuring 9.90 HR.
13. Copy of registered Sale Deed bearing No. HGN-1084-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal for renumbered Survey No. 80 area admeasuring 9.90 HR.
14. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 1530 dt. 08/07/2022 for Survey No. 86 area admeasuring 7.72 HR.
15. Copy of Zone Map on dt. 11/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 86

16. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No 86 area admeasuring 7.72 HR.
17. Copy of registered Sale Deed bearing No. HGN-1085-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of Shri Mehul Vijayrao Tarekar for renumbered Survey No. 86 area admeasuring 7.72 HR.
18. Copy of Notarized Agreement of Association of Persons on dt. 01/04/2023 executed by Shri Rohan Niranjan Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar.
19. Copy of Tentative Aproval for Demarcation of Land bearing Permit No. 30768 Approval No. NMRDA /LT/2023/APL/00214 dt. 06/11/2023 issued by Excecutive Engineer, Nagpur Metropolitan Region Development Authority.
20. Copy of MAHARERA Certificate bearing No. P50500054149 dt. 29/12/2023.
21. Copy of Final Sanctioned Layout Plan on dt. 02/01/2024 issued by Nagpur Metropolitan Region Development Authority.
22. Copy of Demand Note Receipt No. 20240301605 dt. 01/03/2024 issued by Nagpur Improvement Trust.
23. Copy of 7/12 mutated in the name of Shri Rohan Niranjan Thakar, Shri Mehul Vijayrao Tarekar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal
24. Copy of Release Letter on dt. 11/06/2025 for total 300 plots are released for sale i.e. Plot Nos. 5, 10, 21, 24, 30, 32, 34, 35, 38, 40, 46, 47, 49, 55, 56, 59, 60, 63, 65, 69, 72, 75, 83, 87, 89, 90, 100, 101, 103, 109, 110, 112, 116, 117, 120, 123, 126, 128, 130, 135, 136, 144, 146, 161, 166, 167, 171, 172, 185, 186, 187, 191, 192, 195, 199, 200, 201, 202, 206, 213, 214, 215, 219, 226, 227, 228, 230, 236, 237, 238, 246, 247, 248, 249, 251, 263, 266, 271, 278, 282, 289, 298, 324, 331, 336, 337, 339, 347, 348, 357, 361, 369, 371, 372, 373, 374, 374, 375, 376, 379, 380, 381, 382, 386, 395, 409, 410, 411, 414, 416, 417, 419, 420, 421, 422, 427, 431, 432, 434, 435, 437, 438, 446, 447, 449, 450, 453, 456, 457, 458, 459, 460, 462, 463, 466, 468, 474, 475, 476, 477, 478, 479, 482, 485, 486, 487, 489, 490, 491, 492, 493, 494, 495, 502, 503, 504, 505, 511, 512, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 525, 527, 530, 531, 532, 533, 534, 534, 535, 536, 538, 544, 545, 546, 548, 550, 551, 552, 554, 555, 556, 557, 561, 571, 572, 573, 574, 576, 577, 579, 580, 581, 582, 585, 586, 587, 588, 593, 604, 608, 614, 619, 623, 624, 625, 629, 630, 635, 636, 661, 665, 666, 670, 671, 682, 690, 693, 695, 696, 697, **698**, 699, 708, 709, 715, 724, 726, 727, 728, 733, 734, 752, 758, 761, 764, 766, 767, 772, 779, 780, 782, 786, 788, 789, 792, 793, 796, 801, 804, 806, 807, 808, 811, 812, 818, 820, 822, 828, 829, 830, 831, 832, 833, 837, 841, 842, 850, 854, 857, 859, 863, 869, 870, 871, 873, 879, 884, 894, 897, 906, 914, 915, 916, 917, 922, 929, 933, 935, 937, 938, 939, 941 issued by Assisatant Engineer (West) NMRDA, Nagpur.
25. Copy of Draft Agreement to Sale between Rohan Niranjan Thakar (10.66%), Shri Mehul Vijayrao Tarekar (26.84%), Mohammad Feroz Mohammad Rafique (12.50%), Dilip Pralhadrai Agrawal (41.00%), Smt. Krishna Manoj Agrawal (9.00%) in favour of Shri Sunil Ramchandra Satpute.
26. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.07/09/2026.

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

For Survey No. 10

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 Survey No. 10, total area admeasuring 11.47 of Mouza –

Chichghat, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Purshottam Paikui Chute, by way of registered Sale Deed bearing No. 7563-1989(Cha) dt. 15/12/1989 and the document is duly registered in Add.Boo. No. 1, Volume No. 256 pages No. 83 to 88 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e 7/12 vide ferfar No. 378 dt. 08/07/2022.

Whereas the one owner Smt Krishna Manoj Agrawal executed a registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 in favour of Shri Manoj Bhojraj Agrawal. and document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 1.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 10, total area admeasuring 11.47 of Mouza – Chichghat, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal and accordingly executed a registered Sale Deed bearing No. HGN-1082-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal became the absolute owner of Survey No. 10, total area admeasuring 11.47 of Mouza – Chichghat.

For Survey No. 80

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 old Survey No. 64, 51 and 63 which has been now jointly onverted new Survey No. 80, total area admeasuring 9.90 of Mouza – Kanholi P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Ramkrushna Paikui Chute, Shri Purshottam Paikui Chute and Shri Narayan Paikui Chute by way of registered Sale Deed bearing No. 7660-1989 (Cha), 7561-1989 (Cha), and 7562-1989(Cha), dt. 15/12/1989 and the document is duly registered in Add.Boo. No. 1 Volume No. 256 pages 75 to 82 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1530 dt. 07/07/2022.

Whereas the one owner Smt Krishna Manoj Agrawal executed a registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 in favour of Shri Manoj Bhojraj Agrawal. and document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 1.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 80, total area admeasuring 9.90 HR of Mouza – Kanholi, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal and accordingly executed a registered Sale Deed bearing No. HGN-1084-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal became the absolute owner of Survey No. 80, total area admeasuring 9.90 HR of Mouza – Kanholi.

For Survey No. 86

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 old Survey No. 64, 51 and 63 which has been now jointly onverted new Survey No. 86, total area admeasuring 7.72 of Mouza – Kanholi P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Ramkrushna Paikui Chute, Shri Purshottam Paikui Chute and Shri Narayan Paikui Chute by way of registered Sale Deed bearing No. 7660-1989 (Cha), 7561-1989 (Cha), and 7562-1989(Cha), dt. 15/12/1989 and the document is duly registered in Add.Boo. No. 1 Volume No. 256 pages 75 to 82 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1530 dt. 07/07/2022.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 86, total area admeasuring 7.72 HR of Mouza – Kanoli, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of Shri Mehul Vijayrao Tarekar and accordingly executed a registered Sale Deed bearing No. HGN-1085-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed Shri Mehul Vijayrao Tarekar became the absolute owner of Survey No. 86, total area admeasuring 7.72 HR of Mouza – Kanoli.

Whereas the land at Survey No. 10 area admeasuring 11.14 HR of Mouza – Chichghat, and Survey No. 80 and 86 having total area 17.62 HR thus totaling to 28.76 HR of Mouza Kanholi is duly converted into Non Agriculture Residential use, by the Tahsildar Hingna vide his Order in the Revenue Case No. 08/NAP-34/2023-2024, dt.02/01/2023, Tahsil Hingna & District Nagpur. Subsequently Nagpur Metropolis Region Developent Authority Sanctioned the Final Sanctioned Layout Plan on dt. 02/01/2024.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

That, thereafter the owner M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar 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 “**SOHAM AND SANDESH CITY**” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHA RERA) vide its Registration No No. **P50500054149 dt. 29/12/2023** and which is valid upto **31/03/2029**

However, the owner M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar decided to develop the aforesaid entire property at Survey No. 10 area admeasuring 11.14 HR of Mouza – Chichghat, and Survey No. 80 and 86 having total area 17.62 HR thus totaling to 28.76 HR of Mouza Kanholi situated in the layout of known & styled as “**SOHAM AND SANDESH CITY**”, in “**RESIDENTIAL LAYOUT**” comprising of plot of various size and shape and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide Permit No. 30768 Approval No. NMRDA /LT/2023/APL/00214 dt. 06/11/2023 and they also paid Demand Note receipt No. 20240301605 dt. 01/03/2024.

And, the Assistant Engineer Nagpur Metropolitan Region Development Authority Release the plot vide their Letter on dt 11/06/2025 for total 300 plots are released for sale i.e. Plot Nos. 5, 10, 21, 24, 30, 32, 34, 35, 38, 40, 46, 47, 49, 55, 56, 59, 60, 63, 65, 69, 72, 75, 83, 87, 89, 90, 100, 101, 103, 109, 110, 112, 116, 117, 120, 123, 126, 128, 130, 135, 136, 144, 146, 161, 166, 167, 171, 172, 185, 186, 187, 191, 192, 195, 199, 200, 201, 202, 206, 213, 214, 215, 219, 226, 227, 228, 230, 236, 237, 238, 246, 247, 248, 249, 251, 263, 266, 271, 278, 282, 289, 298, 324, 331, 336, 337, 339, 347, 348, 357, 361, 369, 371, 372, 373, 374, 374, 375, 376, 379, 380, 381, 382, 386, 395, 409, 410, 411, 414, 416, 417, 419, 420, 421, 422, 427, 431, 432, 434, 435, 437, 438, 446, 447, 449, 450, 453, 456, 457, 458, 459, 460, 462, 463, 466, 468, 474, 475, 476, 477, 478, 479, 482, 485, 486, 487, 489, 490, 491, 492, 493, 494, 495, 502, 503, 504, 505, 511, 512, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 525, 527, 530, 531, 532, 533, 534, 534, 535, 536, 538, 544, 545, 546, 548, 550, 551, 552, 554, 555, 556, 557, 561, 571, 572, 573, 574, 576, 577, 579, 580, 581, 582, 585, 586, 587, 588, 593, 604, 608, 614, 619, 623, 624, 625, 629, 630, 635, 636, 661, 665, 666, 670, 671, 682, 690, 693, 695, 696, 697, **698**, 699, 708, 709, 715, 724, 726, 727, 728, 733, 734, 752, 758, 761, 764, 766, 767, 772, 779, 780, 782, 786, 788, 789, 792, 793, 796, 801, 804, 806, 807, 808, 811, 812, 818, 820, 822, 828, 829, 830, 831, 832, 833, 837, 841, 842, 850, 854, 857, 859, 863, 869, 870, 871, 873, 879, 884, 894, 897, 906, 914, 915, 916, 917, 922, 929, 933, 935, 937, 938, 939, 941 in layout of Kh. No. 10, 80 and 86.

Whereas, now the owners M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar have decided to dispose the Plot No. 698, total area admeasuring 128 Sq. Mtrs., (1,377.79 Sq. Ft.), being a portion of entire land at Kh. No. 10 of Mouza – Chichghat P. H. No. 71, having an area of 11.14 HR within the limits of Grampanchayat Chichghat and Kh. No. 80 and 86, being a portion of entire land at Mouza – Kanholi P. H. No. 48, having an area of 9.90 HR and 7.72 thus total 17.62 HR, thus both Khasras admeasuring 28.76 H.R, situated in the layout of “**SOHAM AND SANDESH CITY**”, within the limits of Grampanchayat Kanholi Tahsil Hingna & District Nagpur, in favour of Shri Sunil Ramchandra Satpute and accordingly a registered Sale Deed should be executed.

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 R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj**

Agrawal and Shri Mehul Vijayrao Tarekar are the owners of the schedule of property and he/she/**they** 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 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 Commercial 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? ROC Search required. YES / NO
NOC from Builder to mortgage the property.

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 : 07/09/2026
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, as per Policy of the Company, **M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar have / 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 Sunil Ramchandra Satpute and Sunita Sunil Satpute.** The following original documents to be collected by ICICI HFC for creation of registered / equitable mortgage of the said property: -

Following documents are to be collected 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 Allotment Letter.
- 3. Original Demand Letter.
- 4. Copy of RL Letter

5. Certified copy of 7/12 for Plot No 698 mutated in the name of Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar.
6. Copy of Notarized Agreement of Association of Persons on dt. 01/04/2023 executed by Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar.
7. Copy of the extract of the resolution of 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.
8. Original registered Sale Deed between Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar in favour of Shri_Sunil Ramchandra Satpute. **(Payment of Loan should be disbursed as per % of Ownership to individual Owners mentioned Supra).**

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

NOT APPLICABLE

Remarks, if any: - This being the direct Purchase of the Plot from the Developer, the Only Title document of Sale Deed are available for Title Deposition. AOP is not a registered document and nor the Scheduled property is transferred in its name. Hence the title holder are Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar. (Payment of Loan should be disbursed as per % of Ownership to individual Owners mentioned Supra).

**Enclosure: - Search Receipt No. MH009780176202627E, dt. 07/09/2026.
Search Receipt No. MH009780995202627E, dt. 07/09/2026.
Search Receipt No. MH009781750202627E, dt. 07/09/2026.**

**Place: - Nagpur
Date: 07/09/2026**

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.co
m, c=IN
Date: 2026.09.07 17:21:37 +05'30'

**V. S. Deshpande,
(ADVOCATE)**

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 – 07/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Owner: - Shri Sunil Ramchandra Satpute and Sunita Sunil Satpute, both R/o. Nagpur. In favour of Individual Borrower.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar** 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 the piece and parcel of Non Agriculture land at **Plot No. 698, total area admeasuring 128 Sq. Mtrs., (1,377.79 Sq. Ft.)**, being a portion of entire land at **Kh. No. 10** of **Mouza – Chichghat** P. H. No. 71, having an area of 11.14 HR within the limits of Grampanchayat Chichghat and **Kh. No. 80 and 86**, being a portion of entire land at **Mouza – Kanholi** P. H. No. 48, having an area of 9.90 HR and 7.72 thus total 17.62 HR, thus both Khasras admeasuring 28.76 H.R, situated in the layout of “**SOHAM AND SANDESH CITY**”, within the limits of Grampanchayat Kanholi Tahsil Hingna & District Nagpur and the Plot is bounded as under: -

On The East -	Plot No. 697
On The West -	Plot No. 699
On The North -	9 Mtrs., Wide Road
On The South -	Plot No. 711

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

For Survey No. 10

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 Survey No. 10, total area admeasuring 11.47 of Mouza – Chichghat, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Purshottam Paikuj Chute, by way of registered Sale Deed bearing No. 7563-1989(Cha) dt. 15/12/1989 and the document

is duly registered in Add.Boo. No. 1, Volume No. 256 pages No. 83 to 88 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e 7/12 vide ferfar No. 378 dt. 08/07/2022.

Whereas the one owner Smt Krishna Manoj Agrawal executed a registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 in favour of Shri Manoj Bhojraj Agrawal. and document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 1.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 10, total area admeasuring 11.47 of Mouza – Chichghat, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal and accordingly executed a registered Sale Deed bearing No. HGN-1082-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal became the absolute owner of Survey No. 10, total area admeasuring 11.47 of Mouza – Chichghat.

For Survey No. 80

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 old Survey No. 64, 51 and 63 which has been now jointly onverted new Survey No. 80, total area admeasuring 9.90 of Mouza – Kanholi P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Ramkrushna Paikui Chute, Shri Purshottam Paikui Chute and Shri Narayan Paikui Chute by way of registered Sale Deed bearing No. 7660-1989 (Cha), 7561-1989 (Cha), and 7562-1989(Cha), dt. 15/12/1989 and the document is duly registered in Add.Boo. No. 1 Volume No. 256 pages 75 to 82 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1530 dt. 07/07/2022.

Whereas the one owner Smt Krishna Manoj Agrawal executed a registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 in favour of Shri Manoj Bhojraj Agrawal. and document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 1.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 80, total area admeasuring 9.90 HR of Mouza – Kanholi, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of M/s R Sandesh and Soham Developers

through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal and accordingly executed a registered Sale Deed bearing No. HGN-1084-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal became the absolute owner of Survey No. 80, total area admeasuring 9.90 HR of Mouza – Kanholi.

For Survey No. 86

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 old Survey No. 64, 51 and 63 which has been now jointly converted new Survey No. 86, total area admeasuring 7.72 of Mouza – Kanholi P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur, was owned & possessed by Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantrao Patil, having purchased the same from Shri Ramkrushna Paikuj Chute, Shri Purshottam Paikuj Chute and Shri Narayan Paikuj Chute by way of registered Sale Deed bearing No. 7660-1989 (Cha), 7561-1989 (Cha), and 7562-1989(Cha), dt. 15/12/1989 and the document is duly registered in Add.Boo. No. 1 Volume No. 256 pages 75 to 82 in the office of Sub-registrar Nagpur and their name had mutated in revenue records i.e. 7/12 vide ferfar No. 1530 dt. 07/07/2022.

Thereafter Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye further transferred the Survey No. 86, total area admeasuring 7.72 HR of Mouza – Kanoli, P. H. No. 11, within the limits of Grampanchayat Chichghat Tahsil Hingna & District Nagpur in favour of Shri Mehul Vijayrao Tarekar and accordingly executed a registered Sale Deed bearing No. HGN-1085-2023 dt. 09/02/2023 and the document is duly registered in Add Book No. 1, on even date in the Office of the Sub Registrar Hingna. Thereby, by virtue of the said registered Sale Deed Shri Mehul Vijayrao Tarekar became the absolute owner of Survey No. 86, total area admeasuring 7.72 HR of Mouza – Kanoli.

Whereas the land at Survey No. 10 area admeasuring 11.14 HR of Mouza – Chichghat, and Survey No. 80 and 86 having total area 17.62 HR thus totaling to 28.76 HR of Mouza Kanholi is duly converted into Non Agriculture Residential use, by the Tahsildar Hingna vide his Order in the Revenue Case No. 08/NAP-34/2023-2024, dt.02/01/2023, Tahsil Hingna & District Nagpur. Subsequently Nagpur Metropolis Region Development Authority Sanctioned the Final Sanctioned Layout Plan on dt. 02/01/2024.

Whereas the Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal create the Agreement of Association of Person made and executed the Notarized on dt. 01/04/2023. That the all Parties Shall carry the business under the name and style of M/s R Sandesh and Soham Developers.

That, thereafter the owner M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar 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 “**SOHAM AND SANDESH CITY**” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHA RERA) vide its Registration No No. **P50500054149 dt. 29/12/2023** and which is valid upto **31/03/2029**

However, the owner M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar decided to develop the aforesaid entire property at Survey No. 10 area admeasuring 11.14 HR of Mouza – Chichghat, and Survey No. 80 and 86 having total area 17.62 HR thus totaling to 28.76 HR of Mouza Kanholi situated in the layout of known & styled as “SOHAM AND SANDESH CITY”, in “RESIDENTIAL LAYOUT” comprising of plot of various size and shape and the said layout is tentatively sanctioned and approved and recommended for Demarcation purpose by the Executive Engineer, Nagpur Metropolitan Region Development Authority vide Permit No. 30768 Approval No. NMRDA /LT/2023/APL/00214 dt. 06/11/2023 and they also paid Demand Note receipt No. 20240301605 dt. 01/03/2024.

And, the Assistant Engineer Nagpur Metropolitan Region Development Authority Release the plot vide their Letter on dt 11/06/2025 for total 300 plots are released for sale i.e. Plot Nos. 5, 10, 21, 24, 30, 32, 34, 35, 38, 40, 46, 47, 49, 55, 56, 59, 60, 63, 65, 69, 72, 75, 83, 87, 89, 90, 100, 101, 103, 109, 110, 112, 116, 117, 120, 123, 126, 128, 130, 135, 136, 144, 146, 161, 166, 167, 171, 172, 185, 186, 187, 191, 192, 195, 199, 200, 201, 202, 206, 213, 214, 215, 219, 226, 227, 228, 230, 236, 237, 238, 246, 247, **248**, 249, 251, 263, 266, 271, 278, 282, 289, 298, 324, 331, 336, 337, 339, 347, 348, 357, 361, 369, 371, 372, 373, 374, 374, 375, 376, 379, 380, 381, 382, 386, 395, 409, 410, 411, 414, 416, 417, 419, 420, 421, 422, 427, 431, 432, 434, 435, 437, 438, 446, 447, 449, 450, 453, 456, 457, 458, 459, 460, 462, 463, 466, 468, 474, 475, 476, 477, 478, 479, 482, 485, 486, 487, 489, 490, 491, 492, 493, 494, 495, 502, 503, 504, 505, 511, 512, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 525, 527, 530, 531, 532, 533, 534, 534, 535, 536, 538, 544, 545, 546, 548, 550, 551, 552, 554, 555, 556, 557, 561, 571, 572, 573, 574, 576, 577, 579, 580, 581, 582, 585, 586, 587, 588, 593, 604, 608, 614, 619, 623, 624, 625, 629, 630, 635, 636, 661, 665, 666, 670, 671, 682, 690, 693, 695, 696, 697, 698, 699, 708, 709, 715, 724, 726, 727, 728, 733, 734, 752, 758, 761, 764, 766, 767, 772, 779, 780, 782, 786, 788, 789, 792, 793, 796, 801, 804, 806, 807, 808, 811, 812, 818, 820, 822, 828, 829, 830, 831, 832, 833, 837, 841, 842, 850, 854, 857, 859, 863, 869, 870, 871, 873, 879, 884, 894, 897, 906, 914, 915, 916, 917, 922, 929, 933, 935, 937, 938, 939, 941 in layout of Kh. No. 10, 80 and 86.

Whereas, now the owners M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar have decided to dispose the Plot No. 698, total area admeasuring 128 Sq. Mtrs., (1,377.79 Sq. Ft.), being a portion of entire land at Kh. No. 10 of Mouza – Chichghat P. H. No. 71, having an area of 11.14 HR within the limits of Grampanchayat Chichghat and Kh. No. 80 and 86, being a portion of entire land at Mouza – Kanholi P. H. No. 48, having an area of 9.90 HR and 7.72 thus total 17.62 HR, thus both Khasras admeasuring 28.76 H.R, situated in the layout of “SOHAM AND SANDESH CITY”, within the limits of Grampanchayat Kanholi Tahsil Hingna & District Nagpur, in favour of Shri Sunil Ramchandra Satpute and accordingly a registered Sale Deed should be executed.

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 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 R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar**, 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 R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar**, 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 registered Sale Deed bearing No. 7560-1989(Cha) dt. 15/12/1989 between Shri Narayan Ramkrushna Chute and Shri Kshirsagar Ramkrushna Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantao Patil for Survey No. 63 area admeasuring 7.55 HR.
2. Copy of registered Sale Deed bearing No. 7561-1989(Cha) dt. 15/12/1989 between Shri Narayan Ramkrushna Chute and Shri Kshirsagar Ramkrushna Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantao Patil for Survey No. 51 area admeasuring 0.97 HR.
3. Copy of registered Sale Deed bearing No. 7562-1989(Cha) dt. 15/12/1989 between Shri Ramkrushna Paikui Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantao Patil for Survey No. 64 area admeasuring 6.84 HR.
4. Copy of registered Sale Deed bearing No. 7563-1989(Cha) dt. 15/12/1989 between Shri Purushottam Paikui Chute in favour of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through its President Sau Hemlata Vasantao Patil for Survey No. 10 area admeasuring 11.14 HR.
5. Copy of registered Power of Attorney bearing No. NGN-1-8986-2013 dt. 20/12/2013 executed by Smt Krishna Manoj Agrawal in favour of Shri Manoj Bhojraj Agrawal.
6. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No. 10 area admeasuring 11.14 HR.
7. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 378 dt. 08/07/2022 for Survey No. 10 area admeasuring 11.14 HR.
8. Copy of Zone Map on dt. 09/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 10.
9. Copy of registered Sale Deed bearing No. HGN-1082-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal for Survey No. 10 area admeasuring 11.14 HR.
10. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 1530 dt. 07/07/2022 for Survey No. 80 area admeasuring 9.90 HR.
11. Copy of Zone Map on dt. 11/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 80
12. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No. 80, area admeasuring 9.90 HR.
13. Copy of registered Sale Deed bearing No. HGN-1084-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash

Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of M/s R Sandesh and Soham Developers through its AOP Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal through POA holder Shri Manoj Bhojraj Agrawal for renumbered Survey No. 80 area admeasuring 9.90 HR.

14. Copy of 7/12 mutated in the name of Priyadarshni Indira Co-Operative Industrial Estate (Ltd) vide ferfar No. 1530 dt. 08/07/2022 for Survey No. 86 area admeasuring 7.72 HR.
15. Copy of Zone Map on dt. 11/01/2023 issued by Town Planner Nagpur Metropolitan Region Development Authority for Survey No. 86
16. Copy of NA Order Rev Case No. 04/LNA-40/2021-2022 dt. 25/05/2022 issued by Tahsildar Hingna in favour of Shri V. R. Patil through its President Priyadarshni Indira Co-Operative Industrial Estate (Ltd) for Survey No 86 area admeasuring 7.72 HR.
17. Copy of registered Sale Deed bearing No. HGN-1085-2023 dt. 09/02/2023 between Priyadarshni Indira Co-Operative Industrial Estate (Ltd) through Authorised Signator Shri Omprakash Premdutta Ahuja and Shri Arvind Janrao Gajbhiye in favour of Shri Mehul Vijayrao Tarekar for renumbered Survey No. 86 area admeasuring 7.72 HR.
18. Copy of Notarized Agreement of Association of Persons on dt. 01/04/2023 executed by Shri Rohan Niranjana Thakar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal and Shri Mehul Vijayrao Tarekar.
19. Copy of Tentative Approval for Demarcation of Land bearing Permit No. 30768 Approval No. NMRDA /LT/2023/APL/00214 dt. 06/11/2023 issued by Executive Engineer, Nagpur Metropolitan Region Development Authority.
20. Copy of MAHARERA Certificate bearing No. P50500054149 dt. 29/12/2023.
21. Copy of Final Sanctioned Layout Plan on dt. 02/01/2024 issued by Nagpur Metropolitan Region Development Authority.
22. Copy of Demand Note Receipt No. 20240301605 dt. 01/03/2024 issued by Nagpur Improvement Trust.
23. Copy of 7/12 mutated in the name of Shri Rohan Niranjana Thakar, Shri Mehul Vijayrao Tarekar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal
24. Copy of Release Letter on dt. 11/06/2025 for total 300 plots are released for sale i.e. Plot Nos. 5, 10, 21, 24, 30, 32, 34, 35, 38, 40, 46, 47, 49, 55, 56, 59, 60, 63, 65, 69, 72, 75, 83, 87, 89, 90, 100, 101, 103, 109, 110, 112, 116, 117, 120, 123, 126, 128, 130, 135, 136, 144, 146, 161, 166, 167, 171, 172, 185, 186, 187, 191, 192, 195, 199, 200, 201, 202, 206, 213, 214, 215, 219, 226, 227, 228, 230, 236, 237, 238, 246, 247, **248**, 249, 251, 263, 266, 271, 278, 282, 289, 298, 324, 331, 336, 337, 339, 347, 348, 357, 361, 369, 371, 372, 373, 374, 374, 375, 376, 379, 380, 381, 382, 386, 395, 409, 410, 411, 414, 416, 417, 419, 420, 421, 422, 427, 431, 432, 434, 435, 437, 438, 446, 447, 449, 450, 453, 456, 457, 458, 459, 460, 462, 463, 466, 468, 474, 475, 476, 477, 478, 479, 482, 485, 486, 487, 489, 490, 491, 492, 493, 494, 495, 502, 503, 504, 505, 511, 512, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 525, 527, 530, 531, 532, 533, 534, 534, 535, 536, 538, 544, 545, 546, 548, 550, 551, 552, 554, 555, 556, 557, 561, 571, 572, 573, 574, 576, 577, 579, 580, 581, 582, 585, 586, 587, 588, 593, 604, 608, 614, 619, 623, 624, 625, 629, 630, 635, 636, 661, 665, 666, 670, 671, 682, 690, 693, 695, 696, 697, 698, 699, 708, 709, 715, 724, 726, 727, 728, 733, 734, 752, 758, 761, 764, 766, 767, 772, 779, 780, 782, 786, 788, 789, 792, 793, 796, 801, 804, 806, 807, 808, 811, 812, 818, 820, 822, 828, 829, 830, 831, 832, 833, 837, 841, 842, 850, 854, 857, 859, 863, 869, 870, 871, 873, 879, 884, 894, 897, 906, 914, 915, 916, 917, 922, 929, 933, 935, 937, 938, 939, 941 issued by Assistant Engineer (West) NMRDA, Nagpur.
25. Copy of Agreement to Sale Draft between Rohan Niranjana Thakar (10.66%), Shri Mehul Vijayrao Tarekar (26.84%), Mohammad Feroz Mohammad Rafique (12.50%), Dilip Pralhadrai Agrawal (41.00%), Smt. Krishna Manoj Agrawal (9.00%) in favour of Shri_Sunil Ramchandra Satpute.

Minor's Interest / HUF property:

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

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

In this property the name of some owners are mentioned in the revenue records.

27. Possession:

M/s R Soham And Sandesh City through its AOP Shri Rohan Niranjana Thakar, Shri Mehul Vijayrao Tarekar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal, Nagpur acquired title and interest over the property under search.

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

NO.

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

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

30. 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.

31. 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. MH009780176202627E dated 07/09/2026, Receipt No. MH009780995202627E dated 07/09/2026 and Receipt No. MH009781750202627E dated 07/09/2026** 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 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.

32. Site Inspection:

No inspection regarding site of the above mentioned property.

33. **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 R Soham And Sandesh City through its AOP Shri Rohan Niranjana Thakar, Shri Mehul Vijayrao Tarekar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj 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 **M/s R Soham And Sandesh City through its AOP Shri Rohan Niranjana Thakar, Shri Mehul Vijayrao Tarekar, Shri Dilip Pralhadrai Agrawal, Shri Mohammad Feroz Mohammad Rafique, Smt Krishna Manoj Agrawal.**

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

Place: - Nagpur
Date: 07/09/2026

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

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
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