

Date: 16/09/2026

To,

The Manager,
ICICI Home Finance Co. Ltd.,
Br. Buldhana Tq. Dist. Buldhana

TITLE VERIFICATION AND NO ENCUMBRANCE CERTIFICATE

As per the request & documents provided, I'm submitting this report in respect of the property described in Schedule-I below. Therefore I have duly inspected Index-II Registers in Sub Registrar, Vide Receipt No. MH010292734202627U Dt. 16/09/2026.

Perusal documents, revenue records and title deeds reflects that initially an agricultural land F.S. No. 42 of mauje Umri Pr. Balapur tq. and dist. Akola measuring 18.20Acres was owned by Rashtriya Vaidyak Prasarak Mandal, Akola, which through its Secretary got converted the said agricultural land to N.A. as per as Order of SDO Akola Dt. 31/05/1975 Vide R.C. No. 50/2/1971-72. Thereafter it was revised as per Order of S.D.O. Akola Dt. 24/03/1983 Vide R.C. No. NAP-34/Umri Pr. Balapur/92/1981-82.

Thereafter out of the said layout Rashtriya Vaidyak Prasarak Mandal, Akola, which through its Secretary Dr. Vishnu Gopal Tople sold out Part of Plot No. 51 measuring about 280.56Sq.mtr. to Mr. Vajinath Raghunathappa Kutaskar.

Then out of total 280.56Sq.mtr. of Part of Plot No. 51 Mr. Vajinath Raghunathappa Kutaskar sold out Part of Plot No 51 measuring about 147.11Sq.mtrs. to Mr. Ashok Ramkrushna Dobale Vide Regd. Sale Deed Sr. No. 702 of Dt. 19/02/1997.

Then Mr. Ashok Ramkrushna Dobale sold out that Part of Plot No. 51 to Mr. Ramakant Ramkrushna Bobade Vide Regd. Sale Deed Sr. No. 6244 of Dt. 28/08/2001.

Then Mr. Ramakant Ramkrushna Bobade sold out that Middle Part of Plot No. 51 to Mr. Sandip Vasantrao Umbarkar Vide Regd. Sale Deed Sr. No. 1169 of Dt. 12/03/2014. That Mr. Sandip Vasantrao Umbarkar obtained loan by mortgaging that Part of Plot No. 51 with The Akola Janata Comm. Co-Op. Bank Ltd. Br. Malkapur Road, Akola Vide Regd. Mortgage Deed Sr. No. 1170 of Dt. 12/03/2014, however it was thereafter released Vide Regd. Release Deed Sr. No. 66 of Dt. 03/01/2024

Then Mr. Sandip Vsantrao Umbarkar agreed to sale that Middle Part of Plot No. 51 to Yogesh Sudhakar Waghmare & Anjali Ramakant Bobade Vide Regd. Agreement of Sale Sr. No. 6324 of Dt. 15/12/2023 & thereafter executed Regd. Sale Deed Vide Sr. No. 204 of Dt. 10/01/2024

Thereafter Yogesh Sudhakar Waghmare & Anjali Ramakant Bobade mortgaged that Middle Part of Plot No. 51 with HFFCIL

Perusal of the documents and revenue record shows that at present the property is under charge and encumbrances of Home First Finance Co. India Ltd. and is marketable subject to repayment of outstanding loan.

However the charge or any right created by unregistered documents in respect of the property in question could not be ascertained or discovered from the Public/Govt. Records. Hence by way of an abundant precaution, an affidavit from the owner of the property, be obtained, stating on oath that the title to the property in question is clear, unencumbered and free from any charge, loan and has not been sold, alienated, transferred in any way or no any third party interest is created by way of lease, rent or in any way.

SCHEDULE-I

All That Piece & Parcel of Middle Part of North-South Division of plot No. 51 measuring 147.118Sq.mtrs. out of F.S. No. 42 of Mauje Umri Pr. Balapur tq. And Dist. Akola, converted to N.A. as Per Order of SDO Akola Vide R.C. No. NAP-34/Umri pr. Balapur/92/1981-82 order Dt. 24/03/1983, situated within the limits of G.P. Umri Pr. Balapur, Tq. Dist. Akola, which is bounded by :

East : Part of Plot No. 51 of Khandare,
North : Road

West : Part of Plot No. 51 of Bhatkar,
South : Service Lane.

Yours truly,
Sanjeev
Ramdas
Bochare
Adv. Sanjeev R. Bochare

Digitally signed
by Sanjeev
Ramdas Bochare
Date: 2026.09.16
14:21:58 +05'30'