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LL.M

ADVOCATE

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Date:- 23.09.2026

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APS - 10341621

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by Shri. Ravi Zade R/o. Nagpur for the purpose of Verification Search of Title in respect of the property described below. I, the undersigned Advocate, do hereby submit my Verification & Search Report about the title in respect of the same.

SCHEDULE OF PROPERTY

All that piece and parcel of land bearing NIT Leasehold Plot No. 356 admeasuring 185.806 sq. mt. (2000 sq. ft.) being a portion of entire land bearing City Survey No. 1884 and Sheet No. (89)56II of Mouza Ambazari, together with the residential house constructed thereupon bearing Corporation House No. 1115 in Ward No. 72 within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur and same is bounded as under:

On the East : Plot No. 347,
On the West : Road,
On the North : Plot No. 357,
On the South : Plot No. 355.

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2013 to 2026 in the office of Sub-Registrar Nagpur. I have also perused document placed before me.

That the title history of the said property is as follows:-

- 1) That originally, all that piece and parcel of land bearing Plot No. 356 admeasuring 185.806 sq. mt. of Mouza Ambazari belongs to Nagpur Improvement Trust Nagpur under its Civil Station Expansion Scheme.
- 2) That initially the Nagpur Improvement Trust Nagpur had allotted the said Plot to Shri. Purushottam Shankarram Purohit under the leasehold rights by executing registered Lease Deed, same was registered in the office of Sub-Registrar Nagpur No. 2 at Sr. No. 1084 Dt. 03/11/1979, thereby leaseout the schedule Plot for the period of 100 years commencing from 27/07/1960 and ending on 31/03/2060.
- 3) That Shri. Purushottam Shankarram Purohit thereafter sold out the schedule Plot to Shri. Ganesh Madhavji Upadhyay and Shri. Yashwant Madhavji Upadhyay by way of executing registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 2 at Sr. No. 633 Dt. 13/01/1989.
- 4) That Shri. Ganesh Madhavji Upadhyay and Shri. Yashwant Madhavji Upadhyay were recorded in the Records of Rights i.e. in Akhivpatrika as the owners of the schedule Plot No. 356.
- 5) That, Shri. Ganesh Madhavji Upadhyay had left to heavenly abode on 15/07/1997 and his wife Mrs. Urmila Ganesh Upadhyay had also died on 15/09/2013 and consequently upon their death, his share in the aforesaid property inherited by their following legal heirs namely 1) Shri. Umesh Ganesh Upadhyay 2) Smt. Nisha Prakash Trivedi by virtue of intestate succession.
- 6) That, Shri. Yashwant Madhavji Upadhyay had left to heavenly abode on 05/05/2007 and consequently upon his death, his share in the aforesaid property inherited by his following legal heirs namely 1) Smt. Shobhana Yashwant Upadhyay 2) Shri. Alok Yashwant Upadhyay 3) Shri. Vishal Yashwant Upadhyay by virtue of intestate succession.
- 7) That Shri. Umesh Ganesh Upadhyay and Smt. Nisha Prakash Trivedi thereafter relinquished their undivided share out of the said property in favour of 1) Smt. Shobhana Yashwant Upadhyay, 2) Shri. Alok Yashwant Upadhyay 3) Shri. Vishal Yashwant Upadhyay by registered relinquishment Deed, same was registered in the office of Sub-Registrar Nagpur No. 4 at Sr. No. 6417/2023 Dt. 18/07/2023.
- 8) That 1) Smt. Shobhana Yashwant Upadhyay, 2) Shri. Vishal Yashwant Upadhyay through his constituted attorney Shri. Alok Yashwant Upadhyay 3) Shri. Alok Yashwant Upadhyay thereafter sold out the schedule Plot to Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale by way of executing registered Sale Deed, same was registered in the office of Sub-Registrar Nagpur No. 4 at Sr. No. 10130/2024 Dt. 04/10/2024.
- 9) That the aforesaid transactions are duly recorded in the Records of Rights i.e. in Akhivpatrika and the names of Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale are recorded as the owners of the schedule Plot No. 356.
- 10) That Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale now agreed to Sell the schedule Plot No. 356 to Shri. Ravi Zade for valued consideration.
- 11) That, the aforesaid owners had availed the financial assistance from State Bank of India, Ambazari Branch, Nagpur, and all the Original Deed and documents pertaining to the schedule of

the property are kept in the aforesaid financial institution and the aforesaid financial institution issued the list of documents dated 21/09/2026 to that effect.

- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale** are the legal owners of the aforesaid property and they are having valid, clear and, marketable title over the scheduled property subject to charge State Bank of India, Ambazari Branch, Nagpur,
- ❖ That I verified all relevant Index entries from the book and record kept and maintained in the office of Registrar and Sub-Registrar Nagpur by depositing Rs.325/- vide Receipt Nos. GRN MH010737169202627U dated 23.09.2026.
- ❖ That during the course of my inspection, I came across to entry as to encumbrance and charges over the said property, presently the schedule of property is mortgage State Bank of India, Ambazari Branch, Nagpur, and further the prospective purchaser i.e. **Shri. Ravi Zade** will also acquire the clear, valid and marketable title over the scheduled property upon redemption of the aforesaid charge of State Bank of India, Ambazari Branch, Nagpur and only after execution of registered Sale Deed in his favour.
- ❖ That it is needless to mention here that and upon redemption of the charge of State Bank of India, Ambazari Branch, Nagpur., the property can be mortgage with a ICICI Home Finance, Nagpur by way of security for repayment of loan, if any advance to the owner.
- ❖ That it is needless to mention here that the ICICI Home Finance, Nagpur must verify the all original documents in respect of the schedule property before disbursement of loan amount and hence this report is strictly subject to original documents verification by the ICICI Home Finance, Nagpur.

DOCUMENTS PERUSED

1. **Copy of** Registered Lease Deed executed by Nagpur Improvement Trust Nagpur in favour of Shri. Purushottam Shankarram Purohit, same was registered in the office of Sub-Registrar Nagpur No. 2 at Sr. No. 1084 dated 03/11/1979.
2. **Copy of** Registered Sale Deed executed by Shri. Purushottam Shankarram Purohit in favour of Shri. Ganesh Madhavji Upadhyay and Shri. Yashwant Madhavji Upadhyay, same was registered in the office of Sub-Registrar Nagpur No. 2 at Sr. No. 633 dated 13/01/1989.
3. **Copy of** Registered Relinquishment Deed executed by 1) Shri. Umesh Ganesh Upadhyay 2) Smt. Nisha Prakash Trivedi in favour of 1) Smt. Shobhana Yashwant Upadhyay, 2) Shri. Alok Yashwant Upadhyay 3) Shri. Vishal Yashwant Upadhyay, same was duly registered in the office of Sub-Registrar Nagpur-4, at Sr. No. 6417/2023 dated 18/07/2023.
4. **Copy of** Tax Receipt tax paid for the year of 2026-2027 vide dt. 10/09/2026.
5. **Copy of** Registered Sale Deed executed by 1) Smt. Shobhana Yashwant Upadhyay, 2) Shri. Vishal Yashwant Upadhyay through attorney Shri. Alok Yashwant Upadhyay 3) Shri. Alok Yashwant Upadhyay in favour of Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale, same was registered in the office of Sub-Registrar Nagpur No. 4 at Sr. No. 10130/2024 Dt. 04/10/2024.
6. **Copy of** Akhivpatrika in the name of Shri. Narendra Keshavrao Pimpale and Mrs. Shrutika Narendra Pimpale Dt. 11/11/2024.
7. **Copy of** List of Document issued by State Bank of India Dt. 21/09/2026.

Hence, this report of Search & Verification of Title.

SAHIL M

BHANGDE

(SAHIL M. BHANGDE)

Advocate

Digitally signed by
SAHIL M BHANGDE
Date: 2026.09.23
18:58:55 +05'30'

Nagpur:

Date : 23/09/2026