

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
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LEGAL SCRUTINY REPORT

Ref. No. : SMB/ICICI-HFC/SEPT/2026/100

Date : 26.09.2026

APP No.- 77000361122

APS ID - 10339916

To,
ICICI Home Finance Ltd.,
Nagpur

Dear Sir/Madam,

Legal Scrutiny Report in respect of the file of Mrs. Rohinprasad Rahangdale

PART I: PROPERTY DETAILS:

1. Name of the Applicant/Borrower/s : Mrs. Rohinprasad Rahangdale
2. Name of the Co-applicant/s: (if any): Shri. Bhumeshhwari Rahangdale
3. Type of Loan : Prime Home Loan
4. Purpose of Loan : Builder Plot Purchase
5. Name of the Property Owner/s : 1) M/s. Metro City Developers,
through its Partner Shri. Prashant
Manoharrao Bongawar (HUF)
2) Shri. Vishal Vasant Gandhewar

6. Description of the Property (with Boundaries):

All that piece and parcel of land bearing Plot No. 30 admeasuring about 112.50 Sq. Mtrs (i.e. 1210.95 Sq. Ft) being a portion of entire land bearing Kh. No. 241 of Mouza- Lava, bearing P.H. No. 4A, situated in the sanctioned layout of "METRO CITY-9" within the limits of Nagpur Metropolitan Region Development Authority, at Village Lava in Tahsil Nagpur (Gramin) and District Nagpur and same is bounded as under:

- | | | |
|--------------|---|------------------|
| On the East | : | Khasara Boundary |
| On the West | : | 9 Mtr. wide Road |
| On the North | : | Plot No. 31 |
| On the South | : | Plot No. 29 |

7. Nature / Status of the Property : Freehold
8. Type of Property : Residential

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

1. Copy of Mutation Entry bearing its Mutation Entry No. 47 dated 01.11.1979 in respect of death of Shri. Yema Mingya Nitnaware. (DOD 1968)
2. Copy of Mutation Entry bearing its Mutation Entry No. 329 dated 20.07.2005 in respect of death of Hari Yema Nitnaware. (DOD 14.04.1998) and Zukul Yema Nitnaware (DOD 04.07.1987) and Anjanabai Santosh Doeifode (DOD 23.04.2000)
3. Copy of Mutation Entry bearing its Mutation Entry No. 439, dated 20.12.2006.
4. Copy of Mutation Entry bearing its Mutation Entry No. 473 dated 28.07.2007 in respect of death of Chintaman Yema Nitnaware. (DOD 11.03.2007).
5. Copy of Mutation Entry bearing its Mutation Entry No. 2492 dated 11.01.2016 in respect of death of Pancham Yema Nitnaware. (DOD 05.05.2015)
6. Copy of Mutation Entry bearing its Mutation Entry No. 2530 dated 22.03.2016 in respect of death of Bhaganbai Dashrath Shambharkar. (DOD 01.06.2015)
7. Copy of Mutation Entry bearing its Mutation Entry No. 2530 dated 22.03.2016 in respect of death of Bhaganbai Dashrath Shambharkar. (DOD 01.06.2015)
8. Copy of Mutation Entry bearing its Mutation Entry No. 2739 dated 09.05.2017 in respect of death of Bhimrao Zukul Nitnaware. (DOD 15.07.2016)
9. Copy of Mutation Entry bearing its Mutation Entry No. 3519 dated 22.04.2021 in respect of death of Ananda Kewalram Tambe. (DOD 28.11.2020)
10. Copy of Mutation Entry bearing its Mutation Entry No. 3905 dated 28.07.2022 in respect of death of Sheshrao Hari Nitnaware. (DOD 08.04.2018)
11. Copy of Mutation Entry bearing its Mutation Entry No. 4106 dated 16.03.2023 in respect of death of Raju Chintaman Nitnaware. (DOD 01.06.2022)
12. Copy of Mutation Entry bearing its Mutation Entry No. 4363 dated 21.09.2023 in respect of death of Hansdas Zukul Nitnaware. (DOD 21.09.2020)

13. **Copy of** Mutation Entry bearing its Mutation Entry No. 4458 dated 05.12.2023 in respect of death of Prerana Sunil Lingayat. (DOD 21.06.2017)
14. **Original** Registered Sale Deed executed by 1) Shri. Ashok Santoshrao Doeifode, 2) Shri. Tarachand Pancham Nitnaware, 3) Shri. Gajanan Pancham Nitnaware, 4) Shri. Ramdas Pancham Nitnaware, 5) Sau. Bebi Madhukar Karwade, 6) Smt. Karunabai Kalidas Nitnaware, 7) Shri. Ritesh Kalidas Nitnaware, 8) Shri. Nikhil Kalidas Nitnaware, 9) Sau. Rasika Vipin Tabhane in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8380/2023, dated 11.08.2023. **(2/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
15. **Original** Registered Sale Deed executed by 1) Smt. Shalini Shiva Lingayat, 2) Smt. Nalanda Bhagwan Waghmare, 3) Shri. Pradip Chintaman Nitnaware, 4) Smt. Babita Raju Nitnaware, 5) Shri. Harsh Raju Nitnaware in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8795/2023, dated 24.08.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
16. **Original** Registered Agreement to sell executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrae, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10284, dated 06.10.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
17. **Original** Registered Power of Attorney executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrae, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10285, dated 06.10.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
18. **Original** Registered Sale Deed executed by 1) Smt. Usha Sheshrao Nitnaware, 2) Shri. Kapil Sheshrao Nitnaware, 3) Smt. Manisha Subhash Dhore, 4) Smt. Rajani Prashant Mankar, 5) Shri. Komal Nimje Nagrae, 6) Smt. Rama Satish Manwatkar, 7) Shri. Pramod Kewalram Tambe, 8) Smt. Shashikala Ramesh Dule, 9) Smt. Amrapali Vilas Tambe, 10) Apkesha Vilas Tambe, 11) Aditya Vilas Tambe, through natural guardian mother Smt. Amrapali Vilas Tambe in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 12942/2023, dated 20.12.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
19. **Original** Registered Sale Deed executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrae, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 35/2024, dated 01.01.2024. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
20. **Original** NA Sanad issued by Tahsildar Nagpur (Rural), by its order passed in Revenue Case No.27/NAP-34/2025-26, dated 07.10.2025.
21. **Copy of** Letter for final approval of layout plan issued by Nagpur Metropolitan Region Development Authority, bearing its letter No. NMRDA/LF/2025/APL/00487, dated 29.12.2025.
22. **Original** Final sanctioned layout plan duly sanctioned and approved by the Nagpur Metropolitan Region Development Authority, vide its development agreement dated 20.01.2026.

23. **Original** Development Agreement executed in between Nagpur Metropolitan Region Development Authority and 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, dated 20.01.2026.
24. **Original** Release Letter issued by Nagpur Metropolitan Region Development Authority bearing its Release Letter No. EE/NMRDA/DPC/RL/1996, dated 22.01.2026.
25. **Copy of** Registration Certificate of project issued by Maharashtra Real-estate Regulatory Authority bearing its Registration No. PP1190002502366, dated 16.02.2026.
26. **Original** Title Search Report issued by Adv. Sahil M. Bhangde, dated 26.09.2026

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

- 1) That originally, all that piece and parcel of land bearing Kh. No. 241 (Old Kh. No. 105/1, 105/5, 35/2 & 22/2) admeasuring 3.88 HR of Mouza-Lava, in Tahsil Nagpur (Gramin) and District Nagpur belongs to Shri. Yema Mengya Nitnaware being his separate property as per the entry reflected in the Revenue Record.
- 2) That Shri. Yema Mengya Nitnaware, had left for heavenly abode some times in the year 1968 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shri. Hari Yema Nitnaware, 2) Shri. Zukul Yema Nitnaware, 3) Smt. Anjanabai Santosh Doifode, 4) Shri. Pancham Yema Nitnaware, 5) Shri. Chintaman Yema Nitnaware** by virtue of intestate succession.
- 3) That Shri. Zukul Yema Nitnaware, had left for heavenly abode on 04.07.1987 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shri. Roshan Zukul Nitnaware, 2) Shri. Hansdas Zukul Nitnaware, 3) Shri. Vasanta Zukul Nitnaware, 4) Shri. Bhimrao Zukul Nitnaware, 5) Smt. Bhaganbai Dashrath Shambharkar, 6) Smt. Lilabai Premdas Kawle and 7) Smt. Kaushalyabai Sadashiv Nagrare**, by virtue of intestate succession.
- 4) That Shri. Hari Yema Nitnaware, had left for heavenly abode on 14.04.1998 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shri. Sheshrao Hari Nitnaware, 2) Smt. Rama Satish Manwatkar, 3) Smt. Ananda Kewalram Tambe and 4) Smt. Bainabai Hari Nitnaware**, by virtue of intestate succession.
- 5) That Smt. Anjanabai Santosh Doifode, had left for heavenly abode on 23.04.2000 and consequently upon her death, the aforesaid property inherited by her following legal heirs namely **Shri. Ashok Santoshrao Doifode**, by virtue of intestate succession.
- 6) That Shri. Chintaman Yema Nitnaware had left for heavenly abode on 11.03.2007 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shri. Raju Chintaman Nitnaware 2) Shri. Pradip Chintaman Nitnaware 3) Sau. Shalini Shiva Lingayat 4) Sau. Nalanda Bhagwan Waghmare**, by virtue of intestate succession
- 7) That Shri. Pancham Yema Nitnaware, had left for heavenly abode on 05.05.2015 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shri. Tarachand Pancham Nitnaware, 2) Shri. Kalidas Pancham Nitnaware 2) Shri. Gajanan Pancham Nitnaware, 3) Shri. Ramdas Pancham Nitnaware, 4) Sau. Bebi Madhukar Karwade & 5) Smt. Devkubai Pancham Nitnaware**, by virtue of intestate succession.
- 8) That Smt. Bhaganbai Dashrath Shambharkar, had left for heavenly abode on 01.06.2015 and consequently upon her death, the aforesaid property inherited by her following legal heirs namely **1) Shri. Ashok Dashrath Shambharkar, 2) Shri. Pramod Dashrath Shambharkar, 3) Smt. Malabai Ramesh Tambe, 4) Smt. Pramila @ Bebi Doma Meshram, 5) Smt. Bebi Ramdas Gaiyakwad & 5) Smt. Lila @ Lata Siddharth Kale**, by virtue of intestate succession.
- 9) That Shri. Bhimrao Zukul Nitnaware, had left for heavenly abode on 15.07.2016 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 3) Shri. Pravin Bhimrao Nitnaware & 4) Smt. Prerana Sunil Lingayat**, by virtue of intestate succession.
- 10) That Smt. Bainabai Hari Nitnaware had left to heavenly abode on 15.05.2017 and since her all legal heirs were already on Records, her name was removed from the Records of Right
- 11) That Smt. Prerana Sunil Lingayat, had left for heavenly abode on 21.06.2017 and consequently upon her death, the aforesaid property inherited by her following legal heirs namely **1) Ku. Swenal Sunil Lingayat, 2) Ku. Purvi Sunil Lingayat & 3) Samrat Sunil Lingyat, 4) Shri. Sunil Ashok Lingayat** by virtue of intestate succession.
- 12) That Shri. Sheshrao Hari Nitnaware, had left for heavenly abode on 08.04.2018 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Smt. Usha Sheshrao Nitnaware, 2) Shri. Kapil Sheshrao Nitnaware, 3) Smt. Manisha Subhash Dhore, 4) Smt. Rajani Prashant Mankar, 5) Shri. Komal Nimje Nagrare**, by virtue of intestate succession.
- 13) That Shri. Kalidas Pancham Nitnaware had left to heavenly abode on 20.01.2019, and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Smt. Karuna Kalidas Nitnaware, 2) Shri. Ritesh Kalidas Nitnaware, 3) Shri. Nikhil Kalidas Nitnaware, 4) Sau. Rashika Vipin Tabhane**, by virtue of intestate succession
- 14) That Shri. Hansdas Zukul Nitnaware, had left for heavenly abode on 21.09.2020 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **1) Shi. Manoj Hansdas Nitnaware, 2) Shri. Mahendra Hansdas Nitnaware, 3) Smt. Babita Ujwal Barahate, 4) Smt. Leena Vimlesh Jamgade, 4) Smt. Priya Sacchidanand Meshram 5) Smt. Kanta Hansadas Nitnaware** by virtue of intestate succession.
- 15) That Smt. Ananda Kewalram Tambe, had left for heavenly abode on 28.11.2020 and consequently upon her death, the aforesaid property inherited by her following legal heirs namely **1) Shri. Pramod Kewalram Tambe 2) Smt. Shashikala Ramesh Dule and pre-deceased son Shri. Vilas Kewalram Tambe i.e. 3) Smt. Amrapali Vilas Tambe, 4) Apkesha Vilas Tambe & 5) Aditya Vilas Tambe**, by virtue of intestate succession.

- 16) That Smt. Devkabai Pancham Nitnaware had left to heavenly abode on 29.01.2022 and since her all legal heirs were already on Records, her name was removed from the Records of Right.
- 17) That Shri. Raju Chintaman Nitnaware, had left for heavenly abode on 01.06.2022 and consequently upon his death, the aforesaid property inherited by his following legal heirs namely **Smt. Babita Raju Nitnaware & Shri. Harsh Raju Nitnaware**, by virtue of intestate succession.
- 18) That 1) Shri. Ashok Santoshrao Doifode, 2) Shri. Tarachand Pancham Nitnaware, 3) Shri. Gajanan Pancham Nitnaware, 4) Shri. Ramdas Pancham Nitnaware, 5) Sau. Bebi Madhukar Karwade, 6) Smt. Karunabai Kalidas Nitnaware, 7) Shri. Ritesh Kalidas Nitnaware, 8) Shri. Nikhil Kalidas Nitnaware, 9) Sau. Rasika Vipin Tabhane, thereafter sold out their 2/5th undivided share i.e. the share of Smt. Anjanabai Santosh Doeifode & Shri. Pancham Yema Nitnaware, being their only legal heirs 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, by executing a Registered Sale Deed, was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8380/2023, dated 11.08.2023.
- 19) That in the same like manner, 1) Smt. Shalini Shiva Lingayat, 2) Smt. Nalanda Bhagwan Waghmare, 3) Shri. Pradip Chintaman Nitnaware, 4) Smt. Babita Raju Nitnaware, 5) Shri. Harsh Raju Nitnaware, had sold out the 1/5th undivided share of Shri. Chintaman Yema Nitnaware being their only legal heirs to 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8795/2023, dated 24.08.2023.
- 20) That 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat, thereafter agreed to sell the 1/5th undivided share of Shri. Hari Yema Nitnaware being his only legal heirs to 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar and 2) Shri. Vishal Vasant Gandhewar, by executing a Registered Agreement to sell, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10284, dated 06.10.2023.
- 21) That 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat, thereafter executed a Registered Power of Attorney in respect of the schedule property thereby constituted and nominated 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar and 2) Shri. Vishal Vasant Gandhewar, being their lawful attorney, the said Power of Attorney, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10285, dated 06.10.2023.
- 22) That 1) Smt. Usha Sheshrao Nitnaware, 2) Shri. Kapil Sheshrao Nitnaware, 3) Smt. Manisha Subhash Dhore, 4) Smt. Rajani Prashant Mankar, 5) Shri. Komal Nimje Nagrare, 6) Smt. Rama Satish Manwatkar, 7) Shri. Pramod Kewalram Tambe, 8) Smt. Shashikala Ramesh Dule, 9) Smt. Amrapali Vilas Tambe, 10) Apkesha Vilas Tambe, 11) Aditya Vilas Tambe, through natural guardian mother Smt. Amrapali Vilas Tambe, had sold out 1/5th undivided share out of Shri. Hari Yema Nitnaware, being his only legal heirs to 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 12942/2023, dated 20.12.2023.
- 23) That in pursuance of the agreement to sell dated 06.10.2023, 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingyat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat, had sold out 1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR to 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 35/2024, dated 01.01.2024.
- 24) That by virtue of the aforesaid four separate registered sale deeds, 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, becomes the joint owner of the entire land bearing Kh. No. 241 admeasuring about 3.88 HR.

- 25) That the aforesaid owner thereafter decided to develop the aforesaid entire land bearing Kh. No. 241 admeasuring about 3.88 HR by demarcating a residential layout thereupon and accordingly prepared a proposed layout plan, which has been duly sanctioned and approved for NA and Demarcation purpose, by Nagpur Metropolitan Region Development Authority on 17.09.2025.
- 26) That further the aforesaid entire land was pleased to converted for the non-agricultural used and accordingly the Tahsildar Nagpur (Rural) had issued NA Sanad by its order passed in Revenue Case No. 27/NAP-34/2025-26, dated 07.10.2025.
- 27) That the layout demarcated on the said land was finally and approved by the Nagpur Metropolitan Region Development Authority, by executing a Agreement of Development with the aforesaid owners on 20.01.2026.
- 28) That the aforesaid owners had also registered the proposed layout scheme to be Known and Styled as **"METRO CITY -9"** with Maharashtra Real-Estate Regulatory Authority, bearing its Registration No. PP1190002502366, dated 16.02.2026.
- 29) That 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, now agreed to sell the schedule **Plot No. 30** admeasuring about **112.50 Sq. Mtrs (i.e. 1210.95 Sq. Ft)** being a portion of entire land bearing **Kh. No. 241** of **Mouza- Lava**, bearing **P.H. No. 4A** to **Mrs. Rohinprasad Rahangdale** for valued consideration.

PART IV: EVIDENCE OF THE TITLE OF PROPERTY:

- a) From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar** is the owner of the scheduled of property and it has valid, clear and, marketable title over the scheduled 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 the prospective purchasers i.e. **Mrs. Rohinprasad Rahangdale** will also acquire equally good, valid and marketable title thereto only after upon execution of proper and duly registered Sale Deed in his favor.
- 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 PROVISIONS:

- | | | |
|------|---|---------------------|
| 5.1 | Whether provisions of urban land ceiling act are applicable? | No |
| 5.2 | Whether any property/ies intend to be given as security is subject to any minor's claim/share? | No |
| 5.3 | Whether the property is affected by any revenue and tenancy regulations; if yes then to what extent? | No |
| 5.4 | Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? | Yes |
| 5.5 | Whether up to date tax/land revenue has been paid in respect of the property? | Not Provided |
| 5.6 | Whether all original documents for last 13 years have been scrutinized; if not give reasons? | Yes |
| 5.7 | Whether required documents are available for creating mortgage? | Yes |
| 5.8 | Whether all the previous owners of the property had the right and competency to transfer the property? | Yes |
| 5.9 | Whether the proposed mortgage by deposit of title deeds is possible? | Yes |
| 5.10 | What is the tenure of the land; if it is leased? | NA |
| 5.11 | Whether the land is Adivasi (tribal) land? | No |
| 5.12 | Whether the land /property are joint family property? | No |
| 5.13 | Whether SARFAESI Act applicable? | Yes |
| 5.14 | Is land/property/flat being subject to any reservations /acquisitions/requisitions? | No |
| 5.15 | Whether the property has been transferred by a power of attorney (POA) holder of the original landowner in favour of the loan applicant? | YES |
| 5.16 | Whether the said POA holder has/had authority to sell the property under POA? | YES |
| 5.17 | Whether POA as recorded in 5.15 is registered? | YES |
| 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 | NA |
| 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 | No |
| 5.20 | Whether Search Report is obtained and submitted? | Yes |
- Search Report Details: -**
Search Conducted Years: **13 years**

Name of the Advocate / Searcher:	Adv. Sahil M. Bhangde
Search Report Date:	26.09.2026
Note:	-----
5.21 Whether EC is obtained?	NO
EC Details: -	
No. of Years EC Obtained:	
Any Encumbrance to Specify:	
EC Applied by:	

PART VI: CERTIFICATE:

In view of the foregoing, 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 **Mrs. Rohinprasad Rahangdale** would derive a valid, clear, marketable and unencumbered title in the property stated above, only after execution of registered Sale Deed in their favor.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co borrower **Mrs. Rohinprasad Rahangdale**.

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 submitted prior to disbursal of loan/at the time of disbursement of the loan: -

- Copy of** Mutation Entry bearing its Mutation Entry No. 47 dated 01.11.1979 in respect of death of Shri. Yema Mingya Nitnaware. (DOD 1968)
- Copy of** Mutation Entry bearing its Mutation Entry No. 329 dated 20.07.2005 in respect of death of Hari Yema Nitnaware. (DOD 14.04.1998) and Zukul Yema Nitnaware (DOD 04.07.1987) and Anjanabai Santosh Doeifode (DOD 23.04.2000)
- Copy of** Mutation Entry bearing its Mutation Entry No. 439, dated 20.12.2006.
- Copy of** Mutation Entry bearing its Mutation Entry No. 473 dated 28.07.2007 in respect of death of Chintaman Yema Nitnaware. (DOD 11.03.2007).
- Copy of** Mutation Entry bearing its Mutation Entry No. 2492 dated 11.01.2016 in respect of death of Pancham Yema Nitnaware. (DOD 05.05.2015)
- Copy of** Mutation Entry bearing its Mutation Entry No. 2530 dated 22.03.2016 in respect of death of Bhaganbai Dashrath Shambharkar. (DOD 01.06.2015)
- Copy of** Mutation Entry bearing its Mutation Entry No. 2530 dated 22.03.2016 in respect of death of Bhaganbai Dashrath Shambharkar. (DOD 01.06.2015)
- Copy of** Mutation Entry bearing its Mutation Entry No. 2739 dated 09.05.2017 in respect of death of Bhimrao Zukul Nitnaware. (DOD 15.07.2016)
- Copy of** Mutation Entry bearing its Mutation Entry No. 3519 dated 22.04.2021 in respect of death of Ananda Kewalram Tambe. (DOD 28.11.2020)
- Copy of** Mutation Entry bearing its Mutation Entry No. 3905 dated 28.07.2022 in respect of death of Sheshrao Hari Nitnaware. (DOD 08.04.2018)
- Copy of** Mutation Entry bearing its Mutation Entry No. 4106 dated 16.03.2023 in respect of death of Raju Chintaman Nitnaware. (DOD 01.06.2022)
- Copy of** Mutation Entry bearing its Mutation Entry No. 4363 dated 21.09.2023 in respect of death of Hansdas Zukul Nitnaware. (DOD 21.09.2020)
- Copy of** Mutation Entry bearing its Mutation Entry No. 4458 dated 05.12.2023 in respect of death of Prerana Sunil Lingayat. (DOD 21.06.2017)
- Copy of** Registered Sale Deed executed by 1) Shri. Ashok Santoshrao Doeifode, 2) Shri. Tarachand Pancham Nitnaware, 3) Shri. Gajanan Pancham Nitnaware, 4) Shri. Ramdas Pancham Nitnaware, 5) Sau. Bebi Madhukar Karwade, 6) Smt. Karunabai Kalidas Nitnaware, 7) Shri. Ritesh Kalidas Nitnaware, 8) Shri. Nikhil Kalidas Nitnaware, 9) Sau. Rasika Vippin Tabhane in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8380/2023, dated 11.08.2023. (2/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)
- Copy of** Registered Sale Deed executed by 1) Smt. Shalini Shiva Lingayat, 2) Smt. Nalanda Bhagwan Waghmare, 3) Shri. Pradip Chintaman Nitnaware, 4) Smt. Babita Raju Nitnaware, 5) Shri. Harsh Raju Nitnaware in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 8795/2023, dated 24.08.2023. (1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)
- Copy of** Registered Agreement to sell executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar,

- 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingayat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongirwar and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10284, dated 06.10.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
17. **Copy of** Registered Power of Attorney executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingayat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 10285, dated 06.10.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
18. **Copy of** Registered Sale Deed executed by 1) Smt. Usha Sheshrao Nitnaware, 2) Shri. Kapil Sheshrao Nitnaware, 3) Smt. Manisha Subhash Dhore, 4) Smt. Rajani Prashant Mankar, 5) Shri. Komal Nimje Nagrare, 6) Smt. Rama Satish Manwatkar, 7) Shri. Pramod Kewalram Tambe, 8) Smt. Shashikala Ramesh Dule, 9) Smt. Amrapali Vilas Tambe, 10) Apkesha Vilas Tambe, 11) Aditya Vilas Tambe, through natural guardian mother Smt. Amrapali Vilas Tambe in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 12942/2023, dated 20.12.2023. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
19. **Copy of** Registered Sale Deed executed by 1) Shri. Vasanta Zukul Nitnaware, 2) Smt. Nanubai Bhimrao Nitnaware, 2) Shri. Prashant Bhimrao Nitnaware, 4) Shri. Pravin Bhimrao Nitnaware, 5) Smt. Lilabai Premdas Awale, 6) Smt. Kaushalyabai Sadashiv Nagrare, 7) Shri. Ashok Dashrath Shambharkar, 8) Shri. Pramod Dashrath Shambharkar, 9) Smt. Mambai Ramesh Tambe, 10) Smt. Pramila @ Bebi Doma Meshram, 11) Smt. Bebi Ramdas Gaiyakwad, 12) Smt. Lila @ Lata Siddharth Kale, 13) Shri. Roshan Zukul Nitnaware, 14) Smt. Kanta Hansdas Nitnaware, 15) Shi. Manoj Hansdas Nitnaware, 16) Shri. Mahendra Hansdas Nitnaware, 17) Smt. Babita Ujwal Barahate, 18) Smt. Leena Vimlesh Jamgade, 19) Smt. Priya Sacchidanand Meshram, 20) Ku. Swenal Sunil Lingayat, 21) Ku. Purvi Sunil Lingayat, 22) Samrat Sunil Lingayat, at Sr. No. 20, 21 & 22 through natural guardian father Shri. Sunil Ashok Lingayat and 23) Shri. Sunil Ashok Lingayat in favour of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 35/2024, dated 01.01.2024. **(1/5th undivided share out of Kh. No. 241 admeasuring about 3.88 HR)**
20. **Copy of** NA Sanad issued by Tahsildar Nagpur (Rural), by its order passed in Revenue Case No.27/NAP-34/2025-26, dated 07.10.2025.
21. **Copy of** Letter for final approval of layout plan issued by Nagpur Metropolitan Region Development Authority, bearing its letter No. NMRDA/LF/2025/APL/00487, dated 29.12.2025.
22. **Copy of** Final sanctioned layout plan duly sanctioned and approved by the Nagpur Metropolitan Region Development Authority, vide its development agreement dated 20.01.2026.
23. **Copy of** Development Agreement executed in between Nagpur Metropolitan Region Development Authority and 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar, dated 20.01.2026.
24. **Copy of** Registration Certificate of project issued by Maharashtra Real-estate Regulatory Authority bearing its Registration No. PP1190002502366, dated 16.02.2026.
25. **Original** Title Search Report issued by Adv. Sahil M. Bhangde, dated 26.09.2026
26. **Copy of** Draft Sale Deed
27. **Copy of** Release Letter to be issued by NMRDA in respect of Plot No. 30.
28. **Copy of** Latest 7/12 extract in the name of 1) M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) and 2) Shri. Vishal Vasant Gandhewar.
29. **Original** Allotment Letter to be issued M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) in favour of **Mrs. Rohinprasad Rahangdale. (Must to Have)**

- 30. **Original** Demand Letter **to be** issued M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF)in favour of **Mrs. Rohinprasad Rahangdale. (Must to Have)**
- 31. **Original** NOC for Mortgage **to be** issued M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF) in favour of **Mrs. Rohinprasad Rahangdale** and ICICI Home Finance Ltd. **(Must to Have).**
- 32. **Original** Registered Sale Deed **to be** executed by executed by 1) **M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF)** and 2) **Shri. Vishal Vasant Gandhewar** in favour of **Mrs. Rohinprasad Rahangdale. (Must to Have).**
- 33. **Original** Possession Letter **to be** issued **M/s. Metro City Developers, through its Partner Shri. Prashant Manoharrao Bongawar (HUF)** in favour of **Mrs. Rohinprasad Rahangdale. (Must to Have)**

Following documents are required post disbursal: (if any): -
-----NA-----

REMARKS (if any): -

NAGPUR
DATE : 26.09.2026

Yours Faithfully,
Sahil M.
Bhangde

Digitally signed by Sahil
M. Bhangde
Date: 2026.09.28
11:22:27 +05'30'
Sahil M. Bhangde
Advocate