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ADVOCATE

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Ref. No. : SMB/ICICI-HFC/APR/2026/23+40

Date : 07.05.2026

APP No.- 77000253528

APS ID - 10237385

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **ICICI Home Finance Ltd., 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 RCC Superstructure comprising of residential **Apartment No.101 & 102**, covering built up area **36.643 Sq Mtrs each**, situated on the **First Floor** of the building to be Known and Styled as **"NIRMAL APARTMENT"** together with **14.630 %** undivided share and interest in all that piece and parcel of land bearing **Plot No. 21A** admeasuring about **167.28 Sq. Mtrs**, being a portion of entire land bearing **Kh. No. 83/2 & 83/3** of **Mouza-Digdoh**, having its **City Survey No. 283** of **Sheet No. 4** situated within the limits of Grampanchayat Digdoha in Tahsil Hingna and District Nagpur and same is bounded as under:

On the East	:	Plot No. 21
On the West	:	Plot No. 24
On the North	:	Road
On the South	:	Plot No.22.

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. 21A admeasuring about 167.28 Sq. Mtrs, situated in the sanctioned layout demarcated on the land bearing Kh. No. 83/2 & 83/3 of Mouza-Digdoha belongs to Shri. Vinayak Natthuji Kadu, being his self-acquired property having been acquired by him, by virtue of Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 3, at Sr. No. 4557, dated 08.11.1979.
- 2) That the aforesaid owner Shri. Vinayak Natthuji Kadu, had decided to develop the said plot by constructing a multistoried building thereupon and accordingly executed an Agreement of Development and Sale with M/s. Yogda Construction, through its partners Shri. Girish Vasantrao Langar and Sau. Anjali Sunil Jot on 06.09.2005.
- 3) That the aforesaid owner thereafter executed a Registered Power of Attorney, thereby constituted and nominated Shri. Girish Vasantrao Langar and Sau. Anjali Sunil Jot, being his lawful attorney, the said Power of Attorney has been duly registered in the office of Sub-Registrar Hingna, at Sr. No. 4823/2005, dated 06.09.2005.
- 4) That the aforesaid owner through his Power of Attorney, thereafter prepared a proposed building plan of the building to be constructed on the schedule Plot No. 21 A and to be Known and Styled as "NRIMAL APARTMENT" which was duly sanctioned and approved by the Grampanchayat Digdoha on 28.09.2005.
- 5) That further the aforesaid owner, had also submitted the proposed apartment scheme to the provisions of Maharashtra Apartment Ownership Act, by executing a Registered Deed of Declaration, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 2235/2007, dated 18.04.2007.
- 6) That Shri. Vinayak Natthuji Kadu, through Power of Attorney Shri. Girish Vasantrao Langar and Sau. Anjali Sunil Jot, had sold out the schedule Apartment No. 101 & 102 both situated on the First Floor of the building to be Known and Styled as "NIRMAL APARTMENT" to Shri. Ramesh Purushottam Durve and Mrs. Maya Ramesh Durve, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Hingna, at Sr. No.1026/2008, dated 13.02.2008.
- 7) That Shri. Ramesh Purushottam Durve and Mrs. Maya Ramesh Durve, now agreed to sell the schedule Apartment No. 101 & 102 to Shri. Faizal Akaram Sheikh, for valued consideration.
- 8) That Shri. Ramesh Purushottam Durve had left to heavenly abode on 08.06.2008 and consequently upon his death, his share in the aforesaid property inherited by his following legal heirs namely 1)

Mrs. Maya Ramesh Durve 2) Shri. Paresh Ramesh Durve and 3) Mrs. Ishita Sameer Gupte by virtue of intestate succession.

- 9) *It is pertinent to note here that, the Apartment scheme in which the schedule Apartments are situated is not sanctioned or approved by competent authority and therefore, the property can be mortgage strictly as per the policy of ICICI home Finance Ltd., Nagpur.*
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **1) Mrs. Maya Ramesh Durve 2) Shri. Paresh Ramesh Durve and 3) Mrs. Ishita Sameer Gupte**, is the owner of the scheduled of property and he has valid, clear and, marketable title over the scheduled property.
 - ❖ 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 MH001792833202627E and MH001793902202627E dated 30.04.2026 and MH002183049202627E dated 07.05.2026.*
 - ❖ 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 **Shri. Faizal Akaram Sheikh**, will also acquire equally good, valid and marketable title thereto only after upon execution of proper and duly registered Sale Deed in his favour.
 - ❖ 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.
 - ❖ *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 and hence this report*
 - ❖ *is strictly subject to original documents verification by the ICICI Home Finance Ltd.*

DOCUMENTS PERUSED

- 1) **Copy of** Sanctioned Layout Plan duly sanctioned and approved by the Assistant Director Town Planning, vide its letter bearing No. SSNG/226, dated 13.11.2002.
- 2) **Copy of** General Power of Attorney executed by Shri. Vinayak Natthuji Kadu in favour of Shri. Girish Vasant Rao Langar and Sau. Anjali Sunil Jot, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No. 4823/2005, dated 06.09.2005.
- 3) **Original** Registered Sale Deed executed by Shri. Vinayak Natthuji Kadu, through Power of Attorney Shri. Girish Vasant Rao Langar and Sau. Anjali Sunil Jot in favour of Shri. Ramesh Purushottam Durve and Mrs. Maya Ramesh Durve, same was duly registered in the office of Sub-Registrar Hingna, at Sr. No.1026/2008, dated 13.02.2008. **(Page No. 25 is repeat)**
- 4) **Copy of** Death Certificate of Shri. Ramesh Purushottam Durve issued dated 21.06.2008 (DOD-08.06.2008)
- 5) **Copy of** Legal Heirs Affidavit duly sworn and depose Shri. Paresh Ramesh Durve, dated 05.05.2026.
- 6) **Draft Copy of** Agreement to sell.

Hence, this report of Search & Verification of Title.

Nagpur
Date : 07.05.2026

Sahil M.
Bhangde

Digitally signed by
Sahil M. Bhangde
Date: 2026.05.12
16:12:38 +05'30'

(SAHIL M. BHANGDE)
ADVOCATE