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Date : 16.05.2026

APP No.- 7800244564

APS ID - 10251275

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. C-304** covering built up area **78.59 Sq. Mtrs**, situated on the **Third Floor** of the building to be Known and Styled as "**UTKARSH NIRMAN**" together with **0.55%** undivided share and interest in all that piece and parcel of land bearing admeasuring about 45640 Sq. Ft, being a portion of entire land bearing **Kh. No. 83/2** of **Mouza-Wadpakad**, having its **City Survey No. 471, Chalta no.19 of Sheet No. 196/15**, situated within the limits of Nagpur Municipal Corporation **Ward No. 63**, bearing **Corporation House No.151/614** and Nagpur Improvement Trust, Nagpur and same is bounded as under:

On the East	:	PWD Bungalow and Compound
On the West	:	Road (To Gaddigudam
On the North	:	Road
On the South	:	Property of Dr. Rangilal

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 **Kh. No. 83/2** admeasuring about **45600 Sq. Ft** of **Mouza-Wadpakad**, having its City Survey No.471 of Sheet No.196, situated within the limits of Nagpur Municipal Corporation belongs to bearing P. H. No. 44 belongs to M/s. Annu Cooperative Housing Society Ltd, Nagpur under the Leasehold rights of Nazul Department, having been acquired by it by virtue of registered Lease Deed, dated 24/07/1990.
- 2) That the aforesaid society had decided to develop the said land by constructing a multistoried building thereupon and accordingly executed an Agreement of Development with M/s. Utkarsh Real-Estate Pvt. Ltd, on 24.09.1987.
- 3) That the aforesaid owner through M/s. Utkarsh Real-Estate Pvt. Ltd, had prepared a proposed building plan which has been duly sanctioned and approved by the City of Nagpur Municipal Corporation bearing its permit No. 312/PMW, dated 09.01.1989.
- 4) That M/s Anu Co-operative Housing Society Ltd. Nagpur acting through Power of Attorney Holder Shri. Sunil Vishwasrao Joshi as a vendor and M/s Utkarsh Real Estate Pvt. Ltd. acting through Director Shri. Sunil Vishwarao Joshi as a consenter had agreed to sell the schedule Apartment to Smt. Madhu Roy W/o Anoopkumar Roy by executing a registered Agreement to Sell, same was duly registered in the office of Sub-registrar Nagpur No.01 at Sr. No.12530(P), dated 21/10/1989
- 5) That M/s. Annu Cooperative Housing Society Ltd, Nagpur, through its Chairman Shri. Pratap Dayaram Devani and Secretary Shri. K. H. Chainani, through their Power of Attorney Shri. Sunil Vishvasrao Joshi, thereafter submitted the proposed apartment scheme to be constructed on the said piece of land and to be Known and Styled as "**UTKARSH NIRMAN**" to the provisions of Maharashtra Apartment Ownership Act, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 12177, dated 21.09.1991.
- 6) That M/s. Annu Cooperative Housing Society Ltd, Nagpur, through its Chairman Shri. Pratap Dayaram Devani and Secretary Shri. K. H. Chainani through their Power of Attorney Shri. Sunil Vishvasrao Joshi, had sold out the schedule Apartment No. C-304 to Mrs. Madhu Anoopkumar Roy, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 11, at Sr. No. 4510 (P), dated 11.05.1992.
- 7) That upon expiry of original term of lease, the Governor of Maharashtra through District Collector (Nazul) Nagpur had executed the registered Renewal of lease Deed in respect of schedule land in favour of the Utkarsh Nirman Plot Owners Co-operative Society, same was duly registered in the office of Sub-Registrar Nagpur-1, at SR. No. 6839/2019, dated 08.11.2019, thereby extended the period of lease for further period of 30 years commencing from 01.04.2008 ending on 31.03.2038
- 8) That the aforesaid transaction was duly recorded in the Records of Rights i.e. in Akhivpatrika, as well as in the record of Municipal Corporation Nagpur and the name of Mrs. Madhu Anoopkumar Roy, has been duly recorded as the joint owners of the schedule apartment.

- 9) That Mrs. Madhu Anoopkumar Roy now agreed to sell the schedule Apartment to Shri. Ajinkya Rajkumar Bhute for valued consideration.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Mrs. Madhu Anoopkumar Roy**, 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 MH002692465202627E dated 16.05.2026.
- ❖ 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. Ajinkya Rajkumar Bhute**, 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 Building Plan and Permit duly sanctioned and approved by the City of Nagpur, bearing its Permit No. 312/PMW, dated 09.01.1989.
- 2) **Original** Registered Agreement to sell executed by M/s Anu Co-operative Housing Society Ltd. Nagpur acting through Power of Attorney Holder Shri. Sunil Vishwasrao Joshi as a vendor and M/s Utkarsh Real Estate Pvt. Ltd. acting through Director Shri. Sunil Vishwarao Joshi as a consenter in faovur of Smt. Madhu Roy W/o Anoopkumar Roy same was duly registered in the office of Sub-registrar Nagpur No.01 at Sr. No.12530(P), dated 21/10/1989
- 3) **Copy of** Registered Deed of Declaration executed by M/s. Annu Cooperative Housing Society Ltd, Nagpur, through its Chairman Shri. Pratap Dayaram Devani and Secretary Shri. K. H. Chainani, through their Power of Attorney Shri. Sunil Vishvasrao Joshi, same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 12177, dated 21.09.1991.
- 4) **Original** Registered Sale Deed executed by M/s. Annu Cooperative Housing Society Ltd, Nagpur, through its Chairman Shri. Pratap Dayaram Devani and Secretary Shri. K. H. Chainani through their Power of Attorney Shri. Sunil Vishvasrao Joshi in favour of Mrs. Madhu Anoopkumar Roy, which was duly registered in the office of Sub-Registrar Nagpur No. 11, at Sr. No. 4510 (P), dated 11.05.1992.
- 5) **Copy of** Akhivpatrika in the name of Mrs. Madhu Anoopkumar Roy, dated 11.08.2008.
- 6) **Copy of** registered Renewal Lease Deed executed by the Governor of Maharashtra through District Collector (Nazul) Nagpur in favour of the Utkarsh Nirman Plot Owners Co-operative Society, same was duly registered in the office of Sub-Registrar Nagpur-1, at SR. No. 6839/2019, dated 08.11.2019.
- 7) **Copy of** Tax Receipt Tax paid for the year 2025-2026, vide receipt dated 19.02.2026.

Hence, this report of Search & Verification of Title.

Nagpur
Date : 16.05.2026

SAHIL
MURLIMANOHA
R BHANGDE
(SAHIL M. BHANGDE)
ADVOCATE

Digitally signed by SAHIL
MURLIMANOHA
BHANGDE
Date: 2026.05.30 11:56:52
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