

VIJAY S. DESHPANDE
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ADVOCATE

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

ONLINE DOCUMENTS
LEGAL SCRUTINY REPORT

Date – 27/05/2026
Rev Date – 28/07/2026

Ref. No. VSD/ICICI-HFC/MAR-26/___ (SC-37)

APP. NO: - 77000283027

LOS. NO. 10265421

To,
ICICI Home Finance Ltd.,
Dharampeth Branch,
Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Samir Deodatta Sawwalakhe.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Samir Deodatta Sawwalakhe**
- 2. Name of the Co-applicant/s (if any) : Kavita Samir Sawwalakhe**
- 3. Type of Loan : Apna Ghar Premiun**
- 4. Purpose of Loan : Resale Flat Purchase**
- 5. Name of the Property Owner/s : Aanand Niraj Gothi and Rishabh Dhiraj Gothi**
- 6. Description of the Property (with boundaries):**

All that 2.311% of undivided share and interest in the piece and parcel of **Plot No. 2, area admeasuring 3371.79 Sq. Mtrs.,** being a portion of entire land at **Kh. No. 81/1 of Mouza - Somalwada,** bearing **City Survey No. 543, Sheet No. 707,** within the limits of NIT and NMC, in **Ward No. 15,** Tahsil and District Nagpur, **together with all that around 20 years old RCC superstructures** comprising of **Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is (26.712+96.744) = 123.456 Sq. Mtrs.,** constructed on the Building known and styled as **“JAYANTI MANSION III”** and is bounded as under:-

On the East	-	Side Margin and Road
On the West	-	Remaining Part of Flat No. 606
On the North	-	Flat No. 608 / Plot No. 01
On the South	-	Front Margin then 24 Mtrs., Wide Road (As Per Technical)

- 7. Nature / Status of the Property : Freehold / Leasehold**
- 8. Type of Property : Residential / Commercial**

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

1. Copy of Building Plan.
2. Copy of registered Deed of Sale bearing No. NGN-4-1080-2009 dt.27/02/2009 between Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, through their POAH Abhijit Joydebkumar Majumdar and M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar being Confirming Party in favour of Paresh Shyam Bhide.
3. Copy of Akhiv Patrika mutated in the name of Paresh Shyam Bhide vide Ferfar No. 27029 dt.15/06/2013.
4. Copy of registered Deed of Sale bearing No. NGN-3-02337-2009 dt.30/06/2009 between Paresh Shyam Bhide in favour of Aanand Niraj Gothi and Rishabh Dhiraj Gothi.
5. Copy of Akhiv Patrika mutated in the name of Aanand Niraj Gothi and Rishabh Dhiraj Gothi vide Ferfar No. 27030 dt.15/06/2003.
6. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.27/05/2026.

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

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 81/1, total area admeasuring 3371.79 Sq. Mtrs., (36294 Sq. Ft.), of Mouza - Somalwada, bearing City Survey No. 543, Sheet No. 707, within the limits of NIT and NMC, in Ward No. 15, Tahsil and District Nagpur, was owned and possessed by Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj having purchased the same from Pandurang Tukaramji Kachore alongwith M/s. Saptgiri Builders and Deveopers and M/s. Shree Builders and Developers by way of registered Sale Deed bearing No. NGN-9-3287-2005 dt.26/10/2005 followed by a Deed of Correction bearing No. NGN-3286-2006 dt.04/07/2006.

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj had decided to develop the said land into commercial cum residential estate by constructing a Multistoried Building thereon consisting of various shops and self contained separate apartments and therefore entered into an Agreement of Development and Sale dt.04/10/2006 with M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar.

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj through M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar had prepared a Multistoried Building Plan and proposed a Project known and styled as **“JAYANTI MANSION III” and the same is duly sanctioned by Nagpur Improvement Trust vide Buidling Permit No. CS/74920/22488 dt.02/12/2006.**

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, had executed a Power of Attorney in favour of Abhijit Joydebkumar Majumdar.

Lateron, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, through their POAH Abhijit Joydebkumar Majumdar and M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar being Confirming Party in favour of Paresh Shyam Bhide had transferred the Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is $(26.712+96.744) = 123.456$ Sq. Mtrs., constructed on the Building known and styled as **“JAYANTI MANSION III”** alongwith 2.311% of undivided share and interest in the piece and parcel of Plot No. 2, area admeasuring 3371.79 Sq. Mtrs., being a portion of entire land at Kh. No. 81/1 of Mouza – Somalwada and accordingly executed a registered Deed of Sale bearing No. NGN-4-1080-2009 dt.27/02/2009 and by virtue of this Deed of Sale Paresh Shyam Bhide

became the absolute owner of the scheduled property and his name is mutated in the Akhiv Patrikavide Ferfar No. 27029 dt.15/06/2013.

Whereas, the owner Paresh Shyam Bhide had transferred the scheduled property at Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is $(26.712+96.744) = 123.456$ Sq. Mtrs., constructed on the Building known and styled as “**JAYANTI MANSION III**” alongwith 2.311% of undivided share and interest in the piece and parcel of Plot No. 2, area admeasuring 3371.79 Sq. Mtrs., being a portion of entire land at Kh. No. 81/1 of Mouza – Somalwada, in favour of Aanand Niraj Gothi and Rishabh Dhiraj Gothi and accordingly executed a registered Deed of Sale bearing No. NGN-3-02337-2009 dt.30/06/2009 and by virtue of the said registered Sale Deed, both Aanand Niraj Gothi and Rishabh Dhiraj Gothi became the joint owners of the scheduled property and their names are mutated in the Akhiv Patrika vide Ferfar No. 27030 dt.15/06/2003.

Whereas, the owners Aanand Niraj Gothi and Rishabh Dhiraj Gothi had decided to disposed of the scheduled property in favour of Samir Deodatta Sawwalakhe and Kavita Samir Sawwalakhe and accordingly a registered Sale Deed should be executed.

PART IV: EVIDENCE OF TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Aanand Niraj Gothi and Rishabh Dhiraj Gothi** is / **are** the owners of the schedule of property and he/she/**they** are having valid, clear and marketable title over the schedule 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 he/she/**they** will also acquire equally good, valid and marketable title thereto.
- 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 owner.
- 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 PROVISION:

- 5.1 Whether provision of Urban Land Ceiling Act are applicable? **YES / NO**
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share?
YES/NO
- 5.3 Whether the property is affected by any revenue and tenancy regulations, if yes the to what extent? **YES / NO**
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? **YES / NO**
Urban property is mutated in the City Survey Records.
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. **YES / NO**
Recent Tax Paid Receipt for the years 2026-2027 is required.
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reason? **YES / NO**
- 5.7 Whether required documents are available for creating mortgage? **YES / NO**
- 5.8 Whether all previous owners of the property had the right and competency to transfer the property? **YES/NO**

- 5.9

Whether the proposed mortgage by deposit of title deeds is possible?

YES / NO
- 5.10

What is the tenure of the land; if it is leased?

YES / NO
- 5.11

Whether the land is Adivasi (Tribal) Land?

YES / NO
- 5.12

Whether the land / property are joint family property?

YES/NO
- 5.13

Whether SARFAESI Act applicable?

YES/NO
- 5.14

Is land/property/flat being subject to any reservation/acquisition / requisition?

YES/NO
- 5.15

Whether the property has been transferred by a POA Holder of the original Land owner in favour of the loan Applicant?

YES / NO
- 5.16

Whether the said POA Holder has/had authority to sell the property under POA?

YES/NO
- 5.17

Whether POA as recorded in 5.15 is registered?

YES / NO
- 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?

YES / NO
- 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?

YES / NO
- 5.20

Whether Search Report is obtained and submitted?

YES / NO
- Search Report Details

Search Conducted year

:

13 Years

Name of the Advocate / Searcher

:

Vijay Sadashiv Deshpande

Search Report Date

:

27/05/2026

Note

:

- 5.21

Whether EC is Obtained?

YES / NO
- EC Details:

No of Years EC obtained:

Any Encumbrance to Specify:

EC Applied by:

PART VI CERTIFICATE:

In view of the foregoing, as per the policy of the company, 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 **Aanand Niraj Gothi and Rishabh Dhiraj Gothi has** / would derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Samir Deodatta Sawwalakhe and Kavita Samir Sawwalakhe**.

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: -

1. Copy of sanctioned Building Plan.
2. Original registered Deed of Sale bearing No. NGN-4-1080-2009 dt.27/02/2009 between Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, through their POAH Abhijit Joydebkumar Majumdar and M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar being Confirming Party in favour of Paresh Shyam Bhide.
3. Original registered Deed of Sale bearing No. NGN-3-02337-2009 dt.30/06/2009 between Paresh Shyam Bhide in favour of Aanand Niraj Gothi and Rishabh Dhiraj Gothi.
4. Original Tax paid receipt for the years 2026-2027 issued by Nagpur Municipal Corporation in the name of Aanand Niraj Gothi and Rishabh Dhiraj Gothi.
5. Online /Certified copy of recent Akhiv Patrika mutated in the name of Aanand Niraj Gothi and Rishabh Dhiraj Gothi.
6. Original registered Sale Deed between Aanand Niraj Gothi and Rishabh Dhiraj Gothi in favour of Samir Deodatta Sawwalakhe and Kavita Samir Sawwalakhe.

Following documents are required Post Disbursal: (if any): -

NOT APPLICABLE

Remarks, if any: -

Enclosure: - Search Receipt No. MH003320705202627E, dt.27/05/2026.

Place: - Nagpur

Date: 27/05/2026

Yours faithfully,
ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
(ADVOCATE)

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
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Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 27/05/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Samir Deodatta Sawwalakhe and Kavita Samir Sawwalakhe, both R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Aanand Niraj Gothi and Rishabh Dhiraj Gothi** Nagpur of the immovable properties situated at **Nagpur** on the basis of the deeds and other documents (more described in schedule I), Encumbrances Certificate, the discussions. I/we had with the mortgagor the revenue authorities and searches carried out by us in the Office of the **Sub Registrar Nagpur** for inspection of the records (relating to litigation) in the courts which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under: -

1. Description of the Immovable Property

All that **2.311%** of undivided share and interest in the piece and parcel of **Plot No. 2, area admeasuring 3371.79 Sq. Mtrs.,** being a portion of entire land at **Kh. No. 81/1 of Mouza - Somalwada,** bearing **City Survey No. 543, Sheet No. 707,** within the limits of NIT and NMC, in **Ward No. 15,** Tahsil and District Nagpur, **together with all that around 20 years old RCC superstructures** comprising of **Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is (26.712+96.744) = 123.456 Sq. Mtrs.,** constructed on the Building known and styled as **“JAYANTI MANSION III”** and is bounded as under:-

On the East	-	Side Margin and Road
On the West	-	Remaining Part of Flat No. 606
On the North	-	Flat No. 608 / Plot No. 01
On the South	-	Front Margin then 24 Mtrs., Wide Road (As Per Technical)

2. FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 81/1, total area admeasuring 3371.79 Sq. Mtrs., (36294 Sq. Ft.), of Mouza - Somalwada, bearing City Survey No. 543, Sheet No. 707, within the limits of NIT and NMC, in Ward No. 15, Tahsil and District Nagpur, was owned and possessed by Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj having purchased the same from Pandurang Tukaramji Kachore alongwith M/s. Saptgiri Builders and Deveopers and M/s. Shree Builders and Developers by way of registered Sale Deed bearing No. NGN-9-3287-2005 dt.26/10/2005 followed by a Deed of Correction bearing No. NGN-3286-2006 dt.04/07/2006.

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj had decided to develop the said land into commercial cum residential estate by constructing a Multistoried Building thereon consisting of

various shops and self contained separate apartments and therefore entered into an Agreement of Development and Sale dt.04/10/2006 with M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar.

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj through M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar had prepared a Multistoried Building Plan and proposed a Project known and styled as **“JAYANTI MANSION III” and the same is duly sanctioned by Nagpur Improvement Trust vide Buidling Permit No. CS/74920/22488 dt.02/12/2006.**

Whereas, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, had executed a Power of Attorney in favour of Abhijit Joydebkumar Majumdar.

Lateron, the owner Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, through their POAH Abhijit Joydebkumar Majumdar and M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar being Confirming Party in favour of Paresh Shyam Bhide had transferred the Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is $(26.712+96.744) = 123.456$ Sq. Mtrs., constructed on the Building known and styled as **“JAYANTI MANSION III”** alongwith 2.311% of undivided share and interest in the piece and parcel of Plot No. 2, area admeasuring 3371.79 Sq. Mtrs., being a portion of entire land at Kh. No. 81/1 of Mouza – Somalwada and accordingly executed a registered Deed of Sale bearing No. NGN-4-1080-2009 dt.27/02/2009 and by virtue of this Deed of Sale Paresh Shyam Bhide became the absolute owner of the scheduled property and his name is mutated in the Akhiv Patrikavide Ferfar No. 27029 dt.15/06/2013.

Whereas, the owner Paresh Shyam Bhide had transferred the scheduled property at Apartment No. 606B and 607 on the Sixth Floor, total Built-Up area is $(26.712+96.744) = 123.456$ Sq. Mtrs., constructed on the Building known and styled as **“JAYANTI MANSION III”** alongwith 2.311% of undivided share and interest in the piece and parcel of Plot No. 2, area admeasuring 3371.79 Sq. Mtrs., being a portion of entire land at Kh. No. 81/1 of Mouza – Somalwada, in favour of Aanand Niraj Gothi and Rishabh Dhiraj Gothi and accordingly executed a registered Deed of Sale bearing No. NGN-3-02337-2009 dt.30/06/2009 and by virtue of the said registered Sale Deed, both Aanand Niraj Gothi and Rishabh Dhiraj Gothi became the joint owners of the scheduled property and their names are mutated in the Akhiv Patrika vide Ferfar No. 27030 dt.15/06/2003.

Whereas, the owners Aanand Niraj Gothi and Rishabh Dhiraj Gothi had decided to disposed of the scheduled property in favour of Samir Deodatta Sawwalakhe and Kavita Samir Sawwalakhe and accordingly a registerd Sale Deed should be executed.

Whereas, links in the title history of last 13 years of chain of title has been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur; also I have verified online from the **Inspector General of Registration** website. I have taken search of records of Registrar’s Office from Inspection Book No. (I) and day books, which kept & maintained by the office and made available to me and other relevant records.

That during the course of my inspection, I 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 owner is having clear, valid and marketable title over the scheduled property and that the present owner **Aanand Niraj Gothi and Rishabh Dhiraj Gothi**, Nagpur thereof holds good, valid and marketable title thereto.

That I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered Documents **Aanand Niraj Gothi and Rishabh Dhiraj Gothi** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Aanand Niraj Gothi and Rishabh Dhiraj Gothi** Nagpur acquired title and interest over the property under search.

I have gone through the following documents pertaining to the above described property: -

- 1) Copy of Building Plan.
- 2) Copy of registered Deed of Sale bearing No. NGN-4-1080-2009 dt.27/02/2009 between Devisons Estate Pvt. Ltd., through its Directors Omprakash Gokuldas Bajaj, Suresh Gokuldas Bajaj, Jaiprakash Gokuldas Bajaj, through their POAH Abhijit Joydebkumar Majumdar and M/s. Abhijit Construction Company through its partner Abhijit Joydebkumar Majumdar being Confirming Party in favour of Paresh Shyam Bhide.
- 3) Copy of Akhiv Patrika mutated in the name of Paresh Shyam Bhide vide Ferfar No. 27029 dt.15/06/2013.
- 4) Copy of registered Deed of Sale bearing No. NGN-3-02337-2009 dt.30/06/2009 between Paresh Shyam Bhide in favour of Aanand Niraj Gothi and Rishabh Dhiraj Gothi.
- 5) Copy of Akhiv Patrika mutated in the name of Aanand Niraj Gothi and Rishabh Dhiraj Gothi vide Ferfar No. 27030 dt.15/06/2003.

3. Minor's Interest / HUF property:

In this property there is not the question of Minor's interest.

4. Mutation of the name of the owner in the revenue records:

In this property the name of owners has been mentioned in the City Survey records.

5. Possession:

Aanand Niraj Gothi and Rishabh Dhiraj Gothi Nagpur acquired title and interest over the property under search.

6. Payment of Municipal / Local Taxes / Cess etc:

No. Recent NMC Tax paid receipt required.

7. Applicability of the Urban Land (Ceiling & Regulation):

NO

8. Applicability of local laws:

Here I can say that the above said property is not subjected to any local laws which prevents for creation of mortgage.

9. Searches:

i) Enquiries made in the office of the Mandal / Revenue Officer

I have verified all the relevant index entries from the books and records kept and maintained in the office of the **Sub Registrar, Nagpur** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Nagpur** vide **Receipt No. MH003320705202627E**

dated 27/05/2026, only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of the **Sub Registrar Nagpur**.

ii) Searches in the Office of the Registrar of the Companies:

Here mortgagor is not the company; hence there is not the question of this clause.

iii) Lispendens:

No.

10. Site Inspection:

No inspection regarding site of the above mentioned property.

11. Conclusion and Recommendations:

However, some record was in mutilated and torn form, intermittently some record was missing. Moreover the indexing of record as required under Registration Act 1908 is incomplete. However, on the basis of record available with the concern Sub Registrar Office and documents supplied to me. I certify that the title of the said property, as per the Policy of the Company, is marketable and clear and the said property can be safely considered for creation of equitable mortgage subject to obtain following documents.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by **Aanand Niraj Gothi and Rishabh Dhiraj Gothi** is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on date.

In the result, I have to state that I have made necessary search at the concerned Sub Registrar Office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **Aanand Niraj Gothi and Rishabh Dhiraj Gothi**.

Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Place: - Nagpur

Date: 27/05/2026

ADVOCATE
VIJAY S.
DESHPANDE
V. S. Deshpande,
(ADVOCATE)

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
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email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.07.28 13:57:06 +05'30'