

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
Above N.G.D.A Services,
Opp. Yeshwant Stadium,
Dhantoli, Nagpur.

Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

ONLINE DOCUMENTS
LEGAL SCRUTINY REPORT

Date – 26/08/2026

Rev. Dt.09/09/2026

Ref. No. VSD/ICICI-HFC/AUG-26 (SC-35)

APP. NO: - 77000338271

LOS. NO: - 10319333

ODV by savita on 29/08/2026

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

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Mahendra Kumar Maurya.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Mahendra Kumar Maurya**
- 2. Name of the Co-applicant/s (if any) : NA**
- 3. Type of Loan : Apna Ghar Premium**
- 4. Purpose of Loan : Builder Purchase**
- 5. Name of the Property Owner/s : Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske.**
- 6. Description of the Property (with boundaries):**
All that piece and parcel of land at **Plot No. 2/G, total area admeasuring 55.74 Sq. Mtrs. (600 Sq. Ft.)**, being a portion of entire land at **Kh. No. 175/A of Mouza – Takalghat**, P. H. No. 78, within the limits of Grampanchayat Takalghat, Tahsil Hingna and District Nagpur and is bounded as under: -

On the East	-	Row House 2H
On the West	-	Row House 2F
On the North	-	Row House 2D
On the South	-	Road

(Boundaries as per Technical Report)

- 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 registered Sale Deed bearing Anukram No. 4101 (Chha) and dt.17/05/1994 and Reg. No. 4032 (Chha) dt.13/06/1994 between Arun Shamlal Paliwal in favour of Antkalabai Harishchandra Godghate.
2. **Copy of Certified copy of registered Sale Deed bearing No. HGN-0-2018 dt.05/06/2018, Application No. 702/2018 dt.05/06/2018 between Antkalabai Harishchandra Godghate in favour of Viviek Trimbakrao Kunawar.**
3. **Certified Copy of Sale Deed bearing No. HGN-6784-2007, dt.03/12/2007 between Antkalabai Harishchandra Godghate in favour of Viviek Trimbakrao Kunawar**
4. Copy of 7/12 mutated in the names of Vivek Trimbakrao Kunawar on dt.24/12/2007 for Kh. No. 175/A (1.08 H.R).
5. **Original registered Sale Deed bearing No. HGN-00325-2009 dt.21/01/2009 between Vivek Trimbakrao Kunawar in favour of M/s. Ashoka Builders and Developers through its partners, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar through their POAH and for itself Vibha Ashok Kuchewar and Sandip Ramesh Maiske.**
6. Copy of Deed of Partnership dt.03/06/2008 between Vibha Ashok Kuchewar, Pradip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao Ilmulwar.
7. Copy of Deed of Partnership Retirement dt.08/10/2008 between Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao .
8. Copy of 7/12 jointly mutated in the names of Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar and Ashoka Builders and Developers vide Ferfar No. 699 dt.12/02/2009 for Kh. No. 175/A (1.08 H.R).
9. **Original NA Order in Rev. Case No. 291/NAP-34/2009-2010 dt.21/01/2010, issued by District Collector Nagpur in favour of Vibha Ashok Kuchewar and other 3.**
10. Copy of Sanctioned Lay-out Plan bearing No. SSNG-3893 dt.05/12/2009 issued by Assistant Director Town Planner, Nagpur.
11. **Original Sanad in Revenue Case No. 291/NAP-34/2009-2010 dt.21/01/2010 issued by District Collector Nagpur.**
12. Copy of registered Special Power of Attorney for Admssion bearing No. NGN-8-00279-2009 dt.16/01/2009 executed by Pravin Ramesh Talware in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
13. Copy of registered Special Power of Attorney for Admssion bearing No. NGN-8-00325-2009 dt.20/01/2009 executed by Nandkishor Vamanrao Ilmulwar in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
14. Copy of draft Sale Deed between Sandip Ramesh Maiske in favour of Mahendra Kumar Maurya.
15. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.26/08/2026.

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

On online 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. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, P. H. No. 78, within the limits of Grampanchayat Takalghat, Tahsil Hingna and District Nagpur was owned and possessed by Antkalabai Harishchandra Godghate having purchased the same from Arun Shamlal Paliwal by way of registered Sale Deed bearing Anukram No. 4101 (Chha) and dt.17/05/1994 and Reg. No. 4032 (Chha) dt.13/06/1994.

Whereas, the owner Antkalabai Harishchandra Godghate had transferred the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, in favour of Viviek Trimbakrao Kunawar by way of Sale Deed bearing No. HGN-6784-2007 dt.03/12/2006 and the documents is duly registered in Add. Book No. 1 in the office of Sub-registrar Hingna and the name of Vivek Trimbakrao Kunawar is mutated in the 7/12 Revenue Records on dt.24/12/2007 for Kh. No. 175/A.

Whereas, the owner Vivek Trimbakrao Kunawar had decided to dispose of the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, in favour of M/s. Ashoka Builders and Developers through its partners, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar, Vibha Ashok Kuchewar and Sandip Ramesh Maiske.

Whereas, Ashok Kuchewar, Sandip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao were executed a Deed of Partnership dt.03/06/2008 for carrying a business under the Firm named and styled as M/s. Ashoka Builders and Developers. (However in this Partnership Deed, the name Pradip Ramesh Maiske is mentioned instead of Sandip Ramesh Maiske). Whereas, Geeta Arwind Kurhade willingly retired from the business vide Deed of Partnership of Retirement dt.08/10/2008

Therefore, Pravin Ramesh Talware (partner of M/s. Ashoka Builders and Developers) had executed a registered Special Power of Attorney for Admssion bearing No. NGN-8-00279-2009 dt.16/01/2009 in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar in relation to the the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur - 8.

Also, Nandkishor Vamanrao Ilmulwar (partner of M/s. Ashoka Builders and Developers) had executed a registered Special Power of Attorney for Admssion bearing No. NGN-8-00325-2009 dt.20/01/2009 in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar in relation to the the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur - 8.

Whereas, the owner Vivek Trimbakrao Kunawar had transferred the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, in favour of M/s. Ashoka Builders and Developers through its partners, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar through their POAH and for itself Vibha Ashok Kuchewar and Sandip Ramesh Maiske, by way of registered Sale Deed bearing No. HGN-00325-2009 dt.21/01/2009 and the documents is duly registered in Add. Book No. 1 in the office of Sub-registrar Hingna. Thereby, by virtue of the said registered Sale Deed, Ashoka Builders and Developers through its partners Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar are jointly mutated in the 7/12 Revenue Records vide Ferfar No. 699 dt.12/02/2009 for Kh. No. 175/A.

Whereas, now the owners Ashoka Builders and Developers through its partners Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware and Nandkishor Vamanrao Ilmulwar have jointly developed the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, by demarcating a residential lay-out and carved out various plots of different shapes and sizes therein and for the same **the District Collector Nagpur had granted its permission to use the said land land from agricultural use to non-agricultural use for residential purposes vide Order in Rev. Case No. 291/NAP-34/2009-2010 dt.21/01/2010, issued in favour of Vibha Ashok Kuchewar and other 3 and the Lay-out Plan has been sanctioned by Assistant Director Town Planner, Nagpur vide Sanctioned Lay-ou Plan bearing No. SSNG-3893 dt.05/12/2009.**

Whereas, the owners Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, 2 and 3 through their POAH for Admssion and for itself Sandip Ramesh Maiske has now decided to dispose of the scheduled land at Plot No. 2/G, total area admeasuring 55.74 Sq. Mtrs. (600 Sq. Ft.), being a portion of entire land at Kh. No. 175/A of Mouza – Takalghat, in favour of Mahendra Kumar Maurya 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 **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske** are the owner 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** has/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 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 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
- 5.5** Whether up to date tax / Land Revenue has been paid on the property. YES / NO
Tax paid receipt for the year 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/ shall be 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?

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 : 26/08/2026

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 not satisfy the requirements of creation of **equitable mortgage**.

I further certify that as per policy of the company **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske have** /would derived a valid, clear, marketable and unencumbered title in the property stated above. Although if needs to be mutated on the property card. However, as per the policy of the company, I certify this as my valid report.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Mahendra Kumar Maurya**.

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 as per policy of the company prior to disbursal of loan / at the time of disbursement of the loan: -

1. Copy of NA Order in Rev. Case No. 291/NAP-34/2009-2010 dt.21/01/2010, issued by District Collector Nagpur in favour of Vibha Ashok Kuchewar and other 3.

2. Copy of Sanctioned Lay-out Plan bearing No. SSNG-3893 dt.05/12/2009 issued by Assistant Director Town Planner, Nagpur.
3. Copy of Sanad in Revenue Case No. 291/NAP-34/2009-2010 dt.21/01/2010 issued by District Collector Nagpur.
4. Online / Certified copy of 7/12 jointly mutated in the names of Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar and Ashoka Builders and Developers for Plot No. 2/G.
5. Original Tax Paid receipt for the years 2026-2027 issued by Grampanchayat Takalghat.
6. Original Tax Assessment List for the years 2026-2027 issued by Grampanchayat Takalghat.
7. Original Demand Letter.
8. Original Possession Letter.
9. Original NOC for Mortgage from Builder.
10. Copy of registered Special Power of Attorney bearing No. NGN-8-00279-2009 dt.16/01/2009 executed by Pravin Ramesh Talware in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
11. Copy of registered Special Power of Attorney bearing No. NGN-8-00325-2009 dt.20/01/2009 executed by Nandkishor Vamanrao Ilmulwar in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
12. Copy of the extract of the resolution / Consent of all Partners, authorizing the Person to execute and register the Agreement to Sale, Sale Deed, Correction Deed if any and any other relevant Document with respect to the transfer of the Various Plots to individual Purchaser.
13. Original registered Sale Deed between Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, 2 and 3 through their POAH for Admssion.

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

NOT APPLICABLE

Remarks, if any: - This being the direct Purchase of the Plot from the Developer, the Only Recent Title document registered Sale Deed are available for Title Deposition. Please ascertain the cash flow of the Developer as a special security. Original needs to be verified by ICICI HFCL authorities.

Enclosure: - Search Receipt No. MH009051736202627E, dt.26/08/2026.

**Place: - Nagpur
Date: 26/08/2026**

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

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.09.09 12:35:20 +05'30'

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63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 26/08/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Mahendra Kumar Maurya, R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **S Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske** 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 piece and parcel of land at **Plot No. 2/G, total area admeasuring 55.74 Sq. Mtrs. (600 Sq. Ft.)**, being a portion of entire land at **Kh. No. 175/A of Mouza – Takalghat**, P. H. No. 78, within the limits of Grampanchayat Takalghat, Tahsil Hingna and District Nagpur and is bounded as under: -

On the East	-	Row House 2H
On the West	-	Row House 2F
On the North	-	Row House 2D
On the South	-	Road

(Boundaries as per Technical Report)

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

On online 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. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, P. H. No. 78, within the limits of Grampanchayat Takalghat, Tahsil Hingna and District Nagpur was owned and possessed by Antkalabai Harishchandra Godghate having purchased the same from Arun Shamlal Paliwal by way of registered Sale Deed bearing Anukram No. 4101 (Chha) and dt.17/05/1994 and Reg. No. 4032 (Chha) dt.13/06/1994.

Whereas, the owner Antkalabai Harishchandra Godghate had transferred the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, in favour of Viviek Trimbakrao Kunawar by way of Sale Deed bearing No. HGN-6784-2007 dt.03/12/2006 and the documents is duly registered in Add. Book No. 1 in the office of Sub-registrar Hingna and the name of Vivek Trimbakrao Kunawar is mutated in the 7/12 Revenue Records on dt.24/12/2007 for Kh. No. 175/A.

Whereas, the owner Vivek Trimbakrao Kunawar had decided to dispose of the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat, in favour of M/s. Ashoka Builders and Developers through its partners, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar, Vibha Ashok Kuchewar and Sandip Ramesh Maiske.

Whereas, Ashok Kuchewar, Sandip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao were executed a Deed of Partnership dt.03/06/2008 for carrying a business under the Firm named and styled as M/s. Ashoka Builders and Developers. (However in this Partnership Deed, the name Pradip Ramesh Maiske is mentioned instead of Sandip Ramesh Maiske). Whereas, Geeta Arwind Kurhade willingly retired from the business vide Deed of Partnership of Retirement dt.08/10/2008

Therefore, Pravin Ramesh Talware (partner of M/s. Ashoka Builders and Developers) had executed a registered Special Power of Attorney for Admssion bearing No. NGN-8-00279-2009 dt.16/01/2009 in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar in relation to the the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur - 8.

Also, Nandkishor Vamanrao Ilmulwar (partner of M/s. Ashoka Builders and Developers) had executed a registered Special Power of Attorney for Admssion bearing No. NGN-8-00325-2009 dt.20/01/2009 in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar in relation to the the said land at Kh. No. 175/A, total area admeasuring 1.08 H.R of Mouza – Takalghat and the document is duly registered in Add. Book No. 1 in the office of Sub-registrar Nagpur - 8.

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Whereas, the owners Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, 2 and 3 through their POAH for Admssion and for itself Sandip Ramesh Maiske has now decided to dispose of the scheduled land at Plot No. 2/G, total area admeasuring 55.74 Sq. Mtrs. (600 Sq. Ft.), being a portion of entire land at Kh. No. 175/A of Mouza – Takalghat, in favour of Mahendra Kumar Maurya and accordingly a registered Sale Deed should be executed.

Whereas, links in the title history of last 13 years of chain of title has not 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 **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske**, 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 **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske**, Nagpur becomes the owner of the above said plot. Hence, accordingly, **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske** 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 registered Sale Deed bearing Anukram No. 4101 (Chha) and dt.17/05/1994 and Reg. No. 4032 (Chha) dt.13/06/1994 between Arum Shamlal Paliwal in favour of Antkalabai Harishchandra Godghate.
2. Certified copy of registered Sale Deed bearing No. HGN-0-2018 dt.05/06/2018, Application No. 702/2018 dt.05/06/2018 between Antkalabai Harishchandra Godghate in favour of Viviek Trimbakrao Kunawar.
3. Copy of 7/12 mutated in the names of Vivek Trimbakrao Kunawar on dt.24/12/2007_for Kh. No. 175/A (1.08 H.R).
4. Copy of registered Sale Deed bearing No. HGN-00325-2009 dt.21/01/2009 between Vivek Trimbakrao Kunawar in favour of Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar.
5. Copy of Deed of Partnership dt.03/06/2008 between Vibha Ashok Kuchewar, Pradip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao Ilmulwar.
6. Copy of Deed of Partnership Retirement dt.08/10/2008 between Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Geeta Arwind Kurhade, Pravin Ramesh Talware and Nandkishor Vamanrao .
7. Copy of 7/12 jointly mutated in the names of Vibha Ashok Kuchewar, Sandip Ramesh Maiske, Pravin Ramesh Talware, Nandkishor Vamanrao Ilmulwar and Ashoka Builders and Developers vide Ferfar No. 699 dt.12/02/2009 for Kh. No. 175/A (1.08 H.R).
8. Copy of NA Order in Rev. Case No. 291/NAP-34/2009-2010 dt.21/01/2010, issued by District Collector Nagpur in favour of Vibha Ashok Kuchewar and other 3.
9. Copy of Sanctioned Lay-out Plan bearing No. SSNG-3893 dt.05/12/2009 issued by Assistant Director Town Planner, Nagpur.
10. Copy of Sanad in Revenue Case No. 291/NAP-34/2009-2010 dt.21/01/2010 issued by District Collector Nagpur.
11. Copy of registered Special Power of Attorney for Admssion bearing No. NGN-8-00279-2009 dt.16/01/2009 executed by Pravin Ramesh Talware in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
12. Copy of registered Special Power of Attorney for Admssion bearing No. NGN-8-00325-2009 dt.20/01/2009 executed by Nandkishor Vamanrao Ilmulwar in favour of Sandip Ramesh Maiske and Vibha Ashok Kuchewar.
13. Copy of draft Sale Deed between Sandip Ramesh Maiske in favour of Mahendra Kumar Maurya.

14. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.25/08/2026.

1. Minor's Interest / HUF property:

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

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

In this property the name of owner is mentioned in the revenue records

3. Possession:

Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske.

Nagpur acquired title and interest over the property under search.

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

NO, Recent Grampanchayat Tax paid receipt for year 2026-2027 is required.

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

That above said property does not affected by any Ceiling legislation / Act in force.

6. 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.

7. 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, Hingna** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Hingna** vide **Receipt No. MH009051736202627E dated 26/08/2028**, 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.

8. Site Inspection:

No inspection regarding site of the above mentioned property.

9. 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 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 **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske** 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 **Ashoka Builders and Developers through its partners 1) Vibha Ashok Kuchewar, 2) Pravin Ramesh Talware, 3) Nandkishor Vamanrao Ilmulwar, and 3) Sandip Ramesh Maiske**.

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

Place: - Nagpur
Date: 26/08/2026

ADVOCATE
VIJAY S.
DESHPANDE
Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.09.09 12:35:38 +05'30'

V. S. Deshpande,
(ADVOCATE)