

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 – 24/08/2026

Rev. Dt.09/09/2026

Ref. No. VSD/ICICI-HFC/AUG-26/___ (SHU-39)

APP. NO: - 77000339869

LOS. NO: - 10320818

To,

ICICI Home Finance Ltd.,
Wardha Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Sunil Prabhakar Kadpate

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Sunil Prabhakar Kadpate**
- 2. Name of the Co-applicant/s (if any) : Minakshi Sunil Kadpate**
- 3. Type of Loan : Non Home Loan**
- 4. Purpose of Loan : Micro LAP**
- 5. Name of the Property Owner/s : Sunil Prabhakar Kadpate**
- 6. Description of the Property (with boundaries):**

All that piece and parcel of Non Agricultural land at **Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) along with 10 Years old RCC Constructed House thereon admeasuring about 83.60 Sq. Mtrs. (900 Sq. Ft. As mentioned in Tax Assessment List)** being a portion of entire land at **Kh. No. 226 (Old 71/3, 71/6) of Mouza – Sawangi Meghe, P. H. No. 19, Mouza No. 138, situated within the limit of Gram Panchayat Sawangi Meghe bearing House No. 465 in Ward No. 4, Tahsil & District Wardha and the Plot is bounded as under: -**

On the East	-	Plot No. 40
On the West	-	Layout Road
On the North	-	Plot No. 25
On the South	-	Plot No. 23

- 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 NA Order in Rev. Case No. NAP-34/39/1987-88, dt.12/01/1989 issued by Hon'ble Tahsildar Wardha in the name of Vithoba Mahadeo Petkar and Narayan Vithoba Petkar.**
- 2. Copy of registered Sale Deed bearing No. WRD-4616-2008, dt.13/06/2008 between Shri Nilkanth Ambadasji Hete in favour of Shri Ramdas Mahadevrao Wate.**

3. Copy of registered Sale Deed bearing No. WRD-1734-2012, dt.27/02/2012 between Shri Ramdas Mahadevrao Wate in favour of Shri Prabhakar Mahadevrao Kadpate.
4. Copy of registered Gift Deed bearing No. WRD-4345-2024, dt.04/11/2024 between Shri Prabhakar Mahadevrao Kadpate in favour of Shri Sunil Kumar Kadpate.
5. Copy of Ferfar Nond Vahi for Plot No. 24 mutated in the name of Shri Sunil Kumar Kadpate vide Ferfar No. 28143, dt.09/11/2024.
6. Copy of 7/12 for Plot No. 24 mutated in the name of Shri Sunil Kumar Kadpate vide Ferfar No. 28143, dt.11/12/2024.
7. Copy of Grampanchayat Tax paid Receipt No. 62, dt.20/11/2025 for the year 2025-26 issued by Office of the Grampanchayat Sawangi (Meghe).
8. Copy of Tax Assessment List for the year 2021-22 to 2024-25 issued by Gram Vikas Adhikari of the Grampanchayat Sawangi (Meghe).
9. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.24/08/2026.

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 Agricultural land at Kh. No. 226 (Old 71/3, 71/6), total area admeasuring about 1.36 HR of Mouza – Sawangi Meghe, P. H. No. 19, Mouza No. 138, within the limit of Gram Panchayat Sawangi Meghe, Tahsil & District Wardha was owned & possessed by Shri Rajendra Narayanrao Petkar.

However, the owner decided to develop the said land at Kh. No. 226 (Old 71/3, 71/6), total area admeasuring about 1.36 HR of Mouza – Sawangi Meghe and the Hon'ble Tahsildar Wardha vide his Order in Rev. Case No. NAP-34/39/1987-88, dt.12/01/1989 of Mouza – Sawangi Meghe has been converted the use of land at Kh. No. 226 (Old 71/3, 71/6), total area admeasuring about 1.36 HR of Mouza – Sawangi Meghe into Non-Agriculture use for Residential Purpose and then accordingly carved a plot of various shape and size.

Whereas then the owner Shri Rajendra Narayanrao Petkar through his POAH Shri Vinod Purushottam Dhobale transferred scheduled property at Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) at Kh. No. 226 (Old 71/3, 71/6) of Mouza – Sawangi Meghe in favour of Shri Nilkanth Ambadasji Hete and accordingly executed registered Sale Deed bearing No. WRD-4260-2004, dt.02/08/2004 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Wardha.

Thereafter the owner Shri Nilkanth Ambadasji Hete transferred scheduled property at Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) at Kh. No. 226 (Old 71/3, 71/6) of Mouza – Sawangi Meghe in favour of Shri Ramdas Mahadevrao Wate and accordingly executed registered Sale Deed bearing No. WRD-4616-2008, dt.13/06/2008 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Wardha. Thereby, by the virtue of said registered Sale Deed Shri Ramdas Mahadevrao Wate became absolute owner of the scheduled property.

Whereas then the owner Shri Ramdas Mahadevrao Wate in his turn also transferred scheduled property at Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) at Kh. No. 226 (Old 71/3, 71/6) of Mouza – Sawangi Meghe in favour of Shri Prabhakar Mahadevrao Kadpate and accordingly executed registered Sale Deed bearing No. WRD-1734-2012, dt.27/02/2012 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Wardha.

Thereafter the owner Shri Prabhakar Mahadevrao Kadpate decided to Gift scheduled property at Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) at Kh. No. 226 (Old 71/3, 71/6) along with RCC Constructed House thereon admeasuring about 83.60 Sq. Mtrs. (900 Sq. Ft. As mentioned in Tax Assessment List) of Mouza – Sawangi Meghe in favour of Shri Sunil Kumar Kadpate and accordingly executed registered Gift Deed bearing No. WRD-4345-2024, dt.04/11/2024 and the document is duly registered in Add. Book No. 1, in the Office of the Sub-Registrar Wardha.

Thereby, by the virtue of said registered Sale Deed Shri Sunil Kumar Kadpate became absolute owner of the Plot No. 24 and his name is mutated in the Ferfar Nond Vahi as well as 7/12 records vide Same Ferfar No. 28146, dt.09/11/2024 and 11/12/2024 and had paid Tax upto March 2026 vide Receipt No. 62, dt.20/11/2025.

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 **Shri Sunil Kumar Kadpate** is the owner of the schedule of property and **he/she/they** is having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not come across to entry as to encumbrance 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 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 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 then 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
Recent Grampanchayat Tax paid Receipt for the year 2026-27 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 : 24/08/2026

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 satisfy the requirements of creation of **equitable mortgage**.

I further certify that as per policy of the company **Shri Sunil Kumar Kadpate** has / would derive a valid, clear, marketable and unencumbered title in the property stated above. Layout plan needs to be sanctioned by the Asstt. Director Town Planning Wardha.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Shri Sunil Prabhakar Kadpate and Minakshi Sunil Kadpate**.

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. Certified Copy registered Sale Deed bearing No. WRD-4260-2004, dt.02/08/2004 between Shri Rajendra Narayanrao Petkar through his POAH Shri Vinod Purushottam Dhoble in favour of Shri Nilkanth Ambadasji Hete.
2. Original registered Sale Deed bearing No. WRD-4616-2008, dt.13/06/2008 between Shri Nilkanth Ambadasji Hete in favour of Shri Ramdas Mahadevrao Wate.

3. Original registered Sale Deed bearing No. WRD-1734-2012, dt.27/02/2012 between Shri Ramdas Mahadevrao Wate in favour of Shri Prabhakar Mahadevrao Kadpate.
4. Original registered Gift Deed bearing No. WRD-4345-2024, dt.04/11/2024 between Shri Prabhakar Mahadevrao Kadpate in favour of Shri Sunil Kumar Kadpate.
5. Recent Online Copy of 7/12 for Plot No. 24 mutated in the name of Shri Sunil Kumar Kadpate.
6. Original recent Grampanchayat Tax paid for the year 2026-27 issued by Office of the Grampanchayat Sawangi (Meghe).
7. Original Tax Assessment List for the year 2026-27 issued by Gram Vikas Adhikari of the Grampanchayat Sawangi (Meghe).

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

NOT APPLICABLE

Remarks, if any: - NA

Enclosure: - Search Receipt No. MH008926796202627E, dt.24/08/2026.

Place: - Nagpur

Date: 24/08/2026

Yours faithfully,
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 17:16:22 +05'30'
V. S. Deshpande,
(ADVOCATE)

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

OFFICE: -

Bhiwapurkar Chambers, 1st Floor,
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Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 24/08/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Shri Sunil Prabhakar Kadpate, R/o. Wardha.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Shri Sunil Kumar Kadpate** of the immovable properties situated at **Wardha** 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 Wardha** 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 Non Agricultural land at **Plot No. 24, total area admeasuring 165.00 Sq. Mtrs. (1775.40 Sq. Ft.) along with 10 Years old RCC Constructed House thereon admeasuring about 83.60 Sq. Mtrs. (900 Sq. Ft. As mentioned in Tax Assessment List)** being a portion of entire land at **Kh. No. 226 (Old 71/3, 71/6) of Mouza – Sawangi Meghe, P. H. No. 19, Mouza No. 138, situated within the limit of Gram Panchayat Sawangi Meghe bearing House No. 465 in Ward No. 4, Tahsil & District Wardha** and the Plot is bounded as under: -

On the East	-	Plot No. 40
On the West	-	Layout Road
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On the South	-	Plot No. 23

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

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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 Wardha have been verified from the relevant records of the Registrar, Revenue Department etc. at Wardha; 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 **Shri Sunil Kumar Kadpate, Wardha** 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 **Shri Sunil Kumar Kadpate, Wardha** becomes the owner of the above said plot. Hence, accordingly, **Shri Sunil Kumar Kadpate, Wardha** 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 NA Order in Rev. Case No. NAP-34/39/1987-88, dt.12/01/1989 issued by Hon'ble Tahsildar Wardha in the name of Vithoba Mahadeo Petkar and Narayan Vithoba Petkar.
2. Copy of registered Sale Deed bearing No. WRD-4616-2008, dt.13/06/2008 between Shri Nilkanth Ambadasji Hete in favour of Shri Ramdas Mahadevrao Wate.
3. Copy of registered Sale Deed bearing No. WRD-1734-2012, dt.27/02/2012 between Shri Ramdas Mahadevrao Wate in favour of Shri Prabhakar Mahadevrao Kadpate.
4. Copy of registered Gift Deed bearing No. WRD-4345-2024, dt.04/11/2024 between Shri Prabhakar Mahadevrao Kadpate in favour of Shri Sunil Kumar Kadpate.

5. Copy of Ferfar Nond Vahi for Plot No. 24 mutated in the name of Shri Sunil Kumar Kadpate vide Ferfar No. 28143, dt.09/11/2024.
6. Copy of 7/12 for Plot No. 24 mutated in the name of Shri Sunil Kumar Kadpate vide Ferfar No. 28143, dt.11/12/2024.
7. Copy of Grampanchayat Tax paid Receipt No. 62, dt.20/11/2025 for the year 2025-26 issued by Office of the Grampanchayat Sawangi (Meghe).
8. Copy of Tax Assessment List for the year 2021-22 to 2024-25 issued by Gram Vikas Adhikari of the Grampanchayat Sawangi (Meghe).

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 has been mentioned in the revenue records and has been duly mutated in the 7/12 revenue records.

3. **Possession:**

Shri Sunil Kumar Kadpate, Wardha acquired title and interest over the property under search.

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

NO, Recent Tax paid Receipt required.

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

NA

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, Wardha** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Wardha** vide **Receipt No. MH008926796202627E dated 24/08/2026**, 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 Wardha**.

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, 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, and as per Policy of the Company, I certify that the property referred in the schedule by **Shri Sunil Kumar Kadpate**, is clear and hence I certify that the property is free from all type of encumbrances, charges, lien 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 he got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **Shri Sunil Kumar Kadpate**.

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

Place: - Nagpur
Date: 24/08/2026

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 17:16:46 +05'30'