

Sahil M. Bhangde

LL.M

ADVOCATE

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Ref. No. : SMB/ICICI-HFC/AUG/2026/68

Date:- 21.08.2026

APP No. - 77000301644

APS ID - 10283836

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **ICICI Home Finance Ltd. R/o., 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 piece and parcel of land bearing **Plot No. 4** admeasuring about **241.4830 Sq. Mtrs, (2599.32 Sq. Ft)** being a portion of entire land bearing **Kh. No.14, 16/2, 16/7** of **Mouza-Nara**, bearing **P. H. No. 11**, having its **City Survey No.5 of Sheet No.983/11**, situated within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust, Nagpur and same is bounded as under :

On the East	:	Plot No.9
On the West	:	12.19 Mtrs Wide Road
On the North	:	Plot No.3
On the South	:	Plot No.5

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.14, 16/2, 16/7** of **Mouza-Nara**, bearing **P. H. No. 11** belongs to Welcome Cooperative Housing Society Ltd, Nagpur, a registered cooperative society bearing its Registration No.NGP/HSG/1134/1981.
 2. That the aforesaid society had laid an unauthorized layout upon the said entire land and sold out its various plots to its various members.
 3. That the aforesaid society i.e. Welcome Cooperative Housing Society Ltd, Nagpur, acting through its Secretary Shri. Manohar Hiranjanji Kawre, had sold out the schedule Plot No. 4 out of the said layout to Mohd. Iliyas Bahadur Khan, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 4918 (P), dated 01.04.1989.
 4. That the schedule Plot was falls within the purview of Maharashtra Gunthewari Developments (Regulation, Up-gradation and Control) Act, 2001 and accordingly upon payment of necessary development charges by the owners, the Nagpur Improvement Trust, Nagpur had regularized the schedule Plot by issuing the regularization letter bearing its permit No. 13/Case No.200305041115/Layout No.1900//NARA/2205, dated 15.07.2010.
 5. That the schedule plot was pleased to converted for Non-Agricultural Use by the order passed by Additional Tahsildar (NA) Nagpur, in Revenue Case No. 4910/NAP-34/2010-11, dated 01.06.2011.
 6. That Mohd. Iliyas Bahadur Khan, thereafter sold out the schedule Plot No.4 to Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 6, at Sr. No. 4082/2020, dated 02.12.2020.
 7. 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 Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, has been duly recorded as the joint owners of the schedule Plot No.4.
 8. That Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, had executed a Registered Power of Attorney, thereby constituted and nominated Shri. Krishna Devaji Gawande, being their lawful attorney, the said Power of Attorney, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 1993/2026, dated 16.02.2026.
 9. That Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, thereafter sold out the schedule property to Shri. Krishna Devaji Gawande, by executing a registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 7045/2026, dated 28.07.2026
 10. That Shri. Krishna Devaji Gawande, now agreed to sell the schedule Plot No. 4 to Smt. Jiya Chawla, for valued consideration.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Shri. Krishna Devaji Gawande** 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 MH006841131202627U dated 21.07.2026 and MH008790176202627U, dated 21.08.2026.**

- ❖ That during the course of my inspection, I did not come 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 Smt. Jiya Chawla, 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 a/mount and hence this report is strictly subject to original documents verification by the ICICI Home Finance Ltd.

DOCUMENTS PERUSED

- 1) **Original** Registered Sale Deed executed by Welcome Cooperative Housing Society Ltd, Nagpur, acting through its Secretary Shri. Manohar Hiranjanji Kawre in favour of Mohd. Ilyas Bahadur Khan, same was duly registered in the office of Sub-Registrar Nagpur, at Sr. No. 4918 (P), dated 01.04.1989. **(Taped)**
- 2) **Original** Regularization Letter issued by Nagpur Improvement Trust, Nagpur, bearing its Permit No.13/Case No.200305041115/Layout No.1900//NARA/2205, dated 15.07.2010.
- 3) **Original** NA Order passed by Additional Tahsildar (NA) Nagpur in Revenue Case No. 4910/NAP-34/2010-11, dated 01.06.2011.
- 4) **Original** Registered Sale Deed executed by Mohd. Ilyas Bahadur Khan in favour of Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, same was duly registered in the office of Sub-Registrar Nagpur No. 6, at Sr. No. 4082/2020, dated 02.12.2020.
- 5) **Copy of** Akhivpatrika in the name of Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, dated 26.03.2021.
- 6) **Original** Registered Power of Attorney executed by Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu in favour of Shri. Krishna Devaji Gawande, same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 1339/2026, dated 16.02.2026.
- 7) **Copy of** Registered Sale Deed executed by Shri. Rajat Hanumant Naidu and Shri. Amit Hanumant Naidu, in favour of Shri. Krishna Devaji Gawande, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 7045/2026, dated 28.07.2026.
- 8) **Draft Copy of** Sale Deed.

Nagpur
Date : 21.08.2026

SAHIL M
BHANGDE
Digitally signed by
SAHIL M BHANGDE
Date: 2026.08.21
16:22:32 +05'30'
(SAHIL M. BHANGDE)
ADVOCATE