

Sahil M. Bhangde

LL.M

ADVOCATE

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Ref. No. : SMB/ICICI-HFC/SEP/2026/42

Date:- 29.09.2026

APP No. - 77000355159

APS ID - 10334542

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. 87** admeasuring about **97.49 Sq. Mtrs**, being a portion of entire land bearing **Kh. No. 148/1/2/3/4/5/6 of Mouza-Bhilgaon**, bearing **P. H. No. 15**, situated at village Bhilgaon, within the limits of Grampanchayat Bhilgaon in Tahsil Kamptee and District Nagpur and same is bounded as under :

On the East	:	7.5 Mtrs Wide Road
On the West	:	Other Layout
On the North	:	Plot No. 88
On the South	:	Plot No. 86.

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2010 to 2023 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. 148/1/2/3/4/5/6 of Mouza-Bhilgaon**, bearing **P. H. No. 15** belongs to Maa Dhangauri Gruha Nirman Sahakari Sanstha Powari (Rithi) Tahsil Kamptee a registered Co-Operative Society bearing its Registration No. NGP/HSG/(TO)/803/2005-2006.
 2. That the aforesaid land was pleased to converted for the non-agricultural use by the order passed by District Collector Nagpur in Revenue Case No.166/NAP-34/2005-06, dated 04.11.2005.
 3. That the society thereafter demarcated a residential layout upon the said entire land which was duly sanctioned and approved by Asst. Director Town Planning Nagpur vide its Letter bearing No. SSNG/3602, dated 07.09.2006.
 4. That Maa Dhangauri Gruha Nirman Sahakari Sanstha Powari (Rithi) Tahsil Kamptee through its President Shri. Manohar Dhondbaji Awchat had sold out the schedule Plot No. 87 alongwith Plot No. 88 to Shri. Sanjivkumar Rajendra Sinha, by executing a registered Sale Deed, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 610/2008, dated 28.01.2008.
 5. That Shri. Sanjivkumar Rajendra Sinha thereafter sold out the schedule Plot No. 87 to Shri. Kisan Prasad Usare, by executing a registered Sale Deed, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 226/2023, dated 24.01.2023
 6. That by virtue of the aforesaid Sale Deed, Shri. Kisan Prasad Usare, becomes the sole and absolute owner of the schedule Plot No. 87.
 7. It is further pertinent to note here that the aforesaid owners had availed the Financial Assistance from Home First, Nagpur by creating a equitable mortgaged over the property and all the Deeds and Documents pertaining to the schedule of property are kept in the custody of the said Financial Institution and aforesaid Financial Institution had also issued list of documents dated 26.09.2026 to that effect.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that of **Shri. Kisan Prasad Usare**, is the owner of the scheduled of property and they have valid, clear and, marketable title over the scheduled property, subject to charge of Home First, Nagpur.
 - ❖ 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 MH011097398202627U dated 29.09.2026.
 - ❖ That during the course of my inspection, I came across to entry as to encumbrance and charges over the said property, presently the schedule of property is mortgage Home First, Nagpur, and they will acquire the clear, valid and marketable title over the scheduled property upon redemption of the aforesaid charge of Home First, Nagpur.
 - ❖ 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** 7/12 Extract in the name of Shri. Sanjivkumar Rajendra Sinha, dated 03.01.2023.
- 2) **Copy of** NA Order passed by District Collector Nagpur in Revenue Case No.166/NAP-34/2005-06, dated 04.11.2005.
- 3) **Copy of** Sanctioned layout plan duly sanctioned and approved by Asst. Director Town Planning Nagpur vide its Letter bearing No. SSNG/3602, dated 07.09.2006.
- 4) **Copy of** Registered Sale Deed executed by Maa Dhangauri Gruha Nirman Sahakari Sanstha Powari (Rithi) Tahsil Kamptee through its President Shri. Manohar Dhondbaji Awchat in favour of Shri. Sanjivkumar Rajendra Sinha, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 610/2008, dated 28.01.2008.
- 5) **Copy of** Registered Sale Deed executed by Shri. Sanjivkumar Rajendra Sinha in favour of Shri. Kisan Prasad Usare, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 226/2023, dated 24.01.2023.
- 6) **Copy of** Tax Receipt tax paid for the year 2023-24, vide its receipt dated 28.06.2023.
- 7) **Copy of** List of documents issued by Home First, Nagpur, dated 26.09.2026.

Nagpur
Date : 29.09.2026

Sahil M.
Bhangde
(SAHIL M. BHANGDE)
ADVOCATE

Digitally signed by Sahil M.
Bhangde
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