



Shweta M. Mane (Kakad)

L.L.B, L.L.M (Pune)

ADVOCATE & NOTARY



'Swami', Plot no. 4
Shrikrishna Nagar, Beside Darda Nagar
Darwha Road, Yavatmal-445001
Cell:- 07020796029, 09921665669
Email:-adv.shwetakakad@gmail.com



Date:- 25/09/2026

To,

The Branch Manager,

ICICI Home Finance Ltd.

LAN No: **77000345314**

TITLE VERIFICATION AND SEARCH REPORT

1.	Name and Address of the Property Holder / Title holder		Rajendra Narayanrao Bhitade, r/o. Pusad, Tq. Pusad Dist. Yavatmal	
2.	Name and Address of Mortgagor		Rajendra Narayanrao Bhitade, r/o. Yavatmal, Tq. Pusad Dist. Yavatmal	
3.	DESCRIPTION OF PLOT			
a.	Survey No./Gat No.		Sheet No. 118, Survey No. 73/3, Ward No. 15	
b.	Door No./Plot no./ House no		Layout Plot no. 51, CTS No. 6200/51	
c.	Extent/ area including plinth/ built up area in case of house property		Area admeasuring about 209.25 sq.mtrs. and construction thereon of house	
d.	Location		Situated at Kasbe Pusad, Tq. Pusad Dist. Yavatmal	
	BOUNDARIES OF PROPERTY			
	East	West	North	South
	Layout 9 mtr. Road	Layout Plot no. 48	Layout belongs to Rajesh Bonkinpelliwar	Layout Plot no. 50

4. Details/Description Of Documents Scrutinized

- Photo copy of registered sale deed dated 13/01/2003 deed no. 127/2003.
- Photo copy of registered sale deed dated 30/04/2010 deed no. 1539/2010.
- Photo copy of registered release deed dated 06/11/2023, deed no. 6451/2023
- Photo copy of Tax Assessment list, dated 04/09/2026
- Photo copy of Property Card dated 24/08/2026
- LOD from Cholanmandalam Investment and Finance Company Ltd.

5. Flow Of Title:-

I have obtained necessary searches in the Sub- Registrar office at Yavatmal for the period from **2014 to 2026** (13 years). Mutation and all other relevant documents in respect of the aforesaid property, my report is as follows:-

- That the Plot no. 51, area admeasuring about 209.25 sq.mtr., out of Nazul Plot no. 6200/51, Sheet No. 118, Survey No. 73/3, Ward No. 15, of Kasbe Pusad, Tq. Pusad Dist. Yavatmal previously owned and possessed by Mr. Ajay Dinkarrao Yerawar and Mr. Girish Vasantrao Yerawar, prior to 2003.
- Thereafter Mr. Ajay Dinkarrao Yerawar and Mr. Girish Vasantrao Yerawar sold the Plot no. 51, area admeasuring about 209.25 sq.mtr., out of Nazul Plot no. 6200/51, Sheet No. 118, Survey No. 73/3, Ward No. 15, of Kasbe Pusad, Tq. Pusad Dist. Yavatmal to Miss. Sakshi Ramdas Chandankar through her Natural Guardian Father Mr. Ramdas Nagorao Chandankar, by way of registered sale deed dated 13/01/2003, vide deed no. 127/2003, executed at Sub Registrar Office Pusad.
- Thereafter, Mr. Ramdas Nagorao Chandankar obtained the permission to sale the minor's property from District Judge Pusad on dated 23/03/2010, vide MJC No. 8/2008.
- Thereafter Miss. Sakshi Ramdas Chandankar through her Natural Guardian Father Mr. Ramdas Nagorao Chandankar, sold the Plot no. 51, area admeasuring about 209.25 sq.mtr., out of Nazul Plot no. 6200/51, Sheet No. 118, Survey No. 73/3, Ward No. 15, of Kasbe Pusad, Tq. Pusad Dist. Yavatmal to Rajendra Narayanrao Bhitade by way of registered Sale Deed dated 30/04/2010, vide deed No. 1539/2010, executed at Sub Registrar Office Pusad.
- Accordingly an entry in respect of the above said transaction is taken into Mutation record and this fact is also evident by Property Card in the name of Rajendra Narayanrao Bhitade issued by Dy. Superintendent of Land Revenue Record Office Pusad.
- Thereafter, Rajendra Narayanrao Bhitade mortgaged the above property with the Vishwanathsingh Byas Nagari Sahakari Patsanstha Maryadit Pusad, by way of registered mortgage dated 04/09/2018, vide deed no. 3116/2018, executed at Sub Registrar Office Pusad, and subsequently repaid the said loan, therefore, said bank release the above property and executed registered release deed dated 06/12/2023, vide deed no. 6451/2023, executed at Sub Registrar Office Pusad.
- Thereafter, Rajendra Narayanrao Bhitade mortgaged the above property with the Choramandalam Investment and Finance Company Ltd. Branch at Yavatmal, and said property is still mortgaged with the said Bank. Therefore, NOC should be obtained.
- That the link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant record of Registrar of documents, Revenue record. I am satisfied & confirmed that the property is heritable and transferable and the transferor has right to transfer. All necessary parties have been joined in the documents and

the documents have desired legal effect. Fact and Event Material to title have been satisfactorily proved.

CERTIFICATE

I hereby certify that the above-mentioned property of **Rajendra Narayanrao Bhitade**, is/are free from all sorts of encumbrances, charges, liabilities, liens, lispens and attachment of any kind whatsoever and the said property is absolutely clear, free and marketable except the loan already taken from **Cholamandalam Investment and Finance Company Ltd. Branch at Yavatmal**.

It is also hereby certified that the above mentioned land is not attached by any restriction of Urban Land (ceiling and Regulation) Act, 1976 and the same is not under any claim of CMDA and CIT and it is fit for equitable mortgage. The **challan no. 1115492036 and MH010845578202627E dated 25/09/2026** for the relevant search is enclosed hereto.

Minor/(s) and his/ their interest in the property/(ies) is to the extent of Nil (Specify the share of the Minor with Name). (Strike out if not applicable).

The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Rajendra Narayanrao Bhitade**.

I certify that **Rajendra Narayanrao Bhitade** has / have an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

It is further certified that I have verified from the Sub. Registrar's office about the genuineness of the title deed(s) examined by me and that the same is (are) original and not duplicate or fake.

6. Following documents needs to be submitted at the time of disbursement of the loan:-

1. Digitally signed copy of latest Property Card.
2. Original Property Tax Receipt.
3. Original LOD from **Cholamandalam Investment and Finance Company Ltd. Branch at Yavatmal**.

Following documents are required post disbursal [If any]:-

1. Original sale deed dated 13/01/2003 deed no. 127/2003.
2. Original sale deed dated 30/04/2010, deed no. 1539/2010.
3. Original NOC/registered release deed from **Cholamandalam Investment and Finance Company Ltd. Branch at Yavatmal**.

Place: Yavatmal
Date: 25/09/2026

Adv.Shweta
Mane[Kakad]
Signature of Advocate

Digitally signed by Adv.Shweta
Mane[Kakad]
Date: 2026.09.26 12:25:44 +05'30'