

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madrasi Temple, Near Ramnagar,
NAGPUR-440 033

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

Ref. No. : SMB/ICICI-HFC/SEP/2026/04

Date:- 26.09.2026

APP No. - 77000348622

APS ID - 10329010

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. 1** admeasuring about **139 Sq. Mtrs (1452.60 Sq. Ft)**, being a portion of entire land bearing **Kh. No. 172 of Mouza-Jamtha**, bearing **P. H. No. 42, Khate No. 93** situated within the limits of Grampanchayat Jamtha in Tahsil Nagpur (Rural) and District Nagpur and same is bounded as under :

On the East	:	Khasra Boundary
On the West	:	6 Mtrs Wide Road
On the North	:	Khasra Boundary
On the South	:	Plot No. 02.

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. 172** admeasuring about **1.26 HR** of **Mouza-Jamtha**, bearing **P. H. No. 42** belongs to Shri. Manoj Nemraj Dawre and Shri. Satish Ramesh Rao Vaidya, being their self-acquired property having been acquired by them, by virtue of Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 10, at Sr. No. 532/2005, dated 25.01.2005.
 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.297/NAP-34/2005-06, dated 19.10.2006.
 3. That the aforesaid owners Shri. Manoj Nemraj Dawre and Shri. Satish Ramesh Rao Vaidya thereafter demarcated an unauthorized layout upon the said entire land and sold out its various plots to its prospective buyers.
 4. That Shri. Manoj Nemraj Dawre and Shri. Satish Ramesh Rao Vaidya, thereafter sold out the schedule Plot No. 1 to Shri. Swapnil Shankarraoji Narnavare, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6779/2006, dated 05.12.2006.
 5. That by virtue of the aforesaid Sale Deed, Shri. Swapnil Shankarraoji Narnavare, becomes the sole and absolute owner of the schedule Plot No. 1.
 6. That Shri. Swapnil Shankarraoji Narnavare, now agreed to sell the schedule Plot No 1 to Mrs. Agrani Dhobale, for valued consideration.
 7. **It is pertinent to note here that, the layout in which the schedule plot is situated is not sanctioned or approved by competent authority and therefore, the property can be mortgage strictly as per the policy of ICICI home Finance Ltd., Nagpur.**
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Shri. Swapnil Shankarraoji Narnavare**, 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 MH010893617202627U dated 26.09.2026.**
 - ❖ 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 **Mrs. Agrani Dhobale**, 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) **Copy of** Layout Plan sanctioned by the Grampanchayat Jamtha.
- 2) **Copy of** NA Order passed by District Collector Nagpur in Revenue Case No.297/NAP-34/2005-06, dated 19.10.2006.
- 3) **Copy of** Registered Power of Attorney for admission executed by Shri. Manoj Nemraj Dawre and Shri. Satish Ramesh Rao Vaidya in favour of Shri. Mangesh Babarao Nagmote, same was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 6316/2006, dated 21.11.2006.
- 4) **Original** Registered Sale Deed executed by Shri. Manoj Nemraj Dawre and Shri. Satish Ramesh Rao Vaidya in favour of Shri. Swapnil Shankarraoji Narnavare, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6779/2006, dated 05.12.2006.
- 5) **Copy** Tax Receipt Paid for the year 2015-2026 on dated 22.09.2026

Nagpur
Date : 26.09.2026

Sahil M.
Bhangde
(SAHIL M. BHANGDE)
ADVOCATE

Digitally signed by
Sahil M. Bhangde
Date: 2026.10.05
16:41:29 +05'30'