

Sahil M. Bhangde

LL.M

ADVOCATE

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Ref. No. : SMB/ICICI-HFC/JULY/2026/45

Date:- 25.07.2026

APP No. - 77000316537

APS ID - 10298646

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. 82** admeasuring about **87.6450 Sq. Mtrs (943.41 Sq. Ft)**, being a portion of entire land bearing **Kh. No. 124/2** of **Mouza-Wathoda**, bearing **P. H. No. 34A**, having its City Survey No.243 of Sheet No. 615/55, situated within the limits of Nagpur Municipal Corporation in Ward No.21, bearing Corporation House No.2432/82+82A and Nagpur Improvement Trust, Nagpur and same is bounded as under :

On the East	:	Plot No. 82A
On the West	:	Plot No.81
On the North	:	Road
On the South	:	Khasra Boundary

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. 124/2 of Mouza-Wathoda, bearing P. H. No. 34A belongs to Kamakshi Cooperative Housing Society, Ltd, Nagpur, a registered cooperative society, bearing its Registration No. NGP/(CTY)/HSG/(TO)/358/1985-86.
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 acting through its President Shri. Ramkrushna Bhikaji Bhotmange, had sold out the schedule Plot No. 82 admeasuring about 92.903 Sq. Mtrs out of the said layout to Shri. Deorao Natthuji Bawankule, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5465/2007, dated 08.10.2007.
4. That Kamakshi Cooperative Housing Society, Ltd, Nagpur, acting through its President Shri. Ramkrushna Bhikaji Bhotmange, had sold out the schedule Plot No. 82A admeasuring about 92.903 Sq. Mtrs out of the said layout to Smt. Pramila Deorao Bawankule, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5466/2007, dated 08.10.2007.
5. That Smt. Pramila Deorao Bawankule thereafter executed a Registered Power of Attorney, thereby constituted and nominated Shri. Sanjay Pundlikrao Admane, being their lawful attorney, the said Power of Attorney, which was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 2207/2008, dated 21.05.2008
6. That Shri. Deorao Natthuji Bawankule thereafter executed a Registered Power of Attorney, thereby constituted and nominated Shri. Sanjay Pundlikrao Admane, being their lawful attorney, the said Power of Attorney, which was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 2208/2008, dated 21.05.2008.
7. That Shri. Deorao Natthuji Bawankule and Smt. Pramila Deorao Bawankule, through their Power of Attorney Shri. Sanjay Pundlikrao Admane, had agreed to sell the schedule Plot No.82 along with Plot No.82A to Smt. Indu Sajjan Kediya, by executing a Registered Agreement to Sell, which was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 393/2009, dated 23.01.2009
8. That Shri. Deorao Natthuji Bawankule and Smt. Pramila Deorao Bawankule, through their Power of Attorney Shri. Sanjay Pundlikrao Admane, had sold out the schedule Plot No.82 along with Plot No.82A to Smt. Indu Sajjan Kediya, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 3740/2009, dated 03.07.2009.
9. 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 No. 82 by issuing the regularization letter bearing its permit No. 1385/Case No.2003030555509/Layout No.1900/S/WAT/388, dated 24.10.2018.

10. That Smt. Indu Sajjan Kediya, thereafter sold out the schedule Plot No. 82 to Shri. Chandrakant Annaji Mandwekar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 6616/2018, dated 30.10.2018.
 11. That further the aforesaid land was pleased to converted for Non-agricultural use by the order passed by Addl. Tahasildar (NA) Nagpur in Rev. Case No. 1807/NAP-34/2018-19, dated 17.12.2018
 12. 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. Chandrakant Annaji Mandwekar, has been duly recorded as the sole and absolute owner of the schedule Plot No.82.
 13. That Shri. Chandrakant Annaji Mandwekar, now agreed to sell the schedule Plot No. 82 to Shri. Anna Rao, for valued consideration.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Shri. Chandrakant Annaji Mandwekar** 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 MH007075505202627U dated 25.07.2026.
 - ❖ 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 Shri. Anna Rao, 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 Kamakshi Cooperative Housing Society, Ltd, Nagpur acting through its President Shri. Ramkrushna Bhikaji Bhotmange, in favour of Shri. Deorao Natthuji Bawankule, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5465/2007, dated 08.10.2007. **(Plot No. 82)**
- 2) **Copy of** Registered Sale Deed executed by Kamakshi Cooperative Housing Society, Ltd, Nagpur acting through its President Shri. Ramkrushna Bhikaji Bhotmange, in favour of Smt. Pramila Deorao Bawankule, which was duly registered in the office of Sub-Registrar Nagpur No. 4, at Sr. No. 5466/2007, dated 08.10.2007. **(Plot No. 82A)**
- 3) **Original** Registered Power of Attorney executed by Shri. Deorao Natthuji Bawankule in favour of Shri. Sanjay Pundlikrao Admane, which was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 2208/2008, dated 21.05.2008.
- 4) **Original** Registered Agreement to Sell executed by Shri. Deorao Natthuji Bawankule and Smt. Pramila Deorao Bawankule, through their Power of Attorney Shri. Sanjay Pundlikrao Admane, in favour of Smt. Indu Sajjan Kediya, which was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 393/2009, dated 23.01.2009. **(Plot No. 82 and 82A)**
- 5) **Original (Without RR)** registered Power of Attorney executed by Shri. Sanjay Pundlikrao Admane in favour of Shri. Prateek Sajjan Kedia, same was duly registered in the office of Sub-Registrar Nagpur-8, at SR. No. 394/2009, dated 23.01.2009. **(Annexed to Sale Deed dated 03.07.2009)**
- 6) **Original** Registered Sale Deed executed by Shri. Deorao Natthuji Bawankule, through Power of Attorney Shri. Sanjay Pundlikrao Agamane in favour of Smt. Indu Sajjan Kediya, same was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 3740/2009, dated 03.07.2009.
- 7) **Original** Regularization Letter issued by Nagpur Improvement Trust, Nagpur, bearing its Permit No.1385/Case No.2003030555509/Layout No.1900/S/WAT/388, dated 24.10.2018.
- 8) **Original** Registered Sale Deed executed by Smt. Indu Sajjan Kediya in favour of Shri. Chandrakant Annaji Mandwekar, same was duly registered in the office of Sub-Registrar Nagpur No. 5, at Sr. No. 6616/2018, dated 30.10.2018.
- 9) **Original** NA order passed by Addl. Tahasildar (NA) Nagpur in Rev. Case No. 1807/NAP-34/2018-19, dated 17.12.2018.
- 10) **Original (Laminated)** Sanctioned Building Plan and Permit duly sanctioned and approved by the Nagpur Improvement Trust, Nagpur, bearing its Permit No.BE (EAST)/Case no.1144885/Layout No.202061436/380, dated 12.09.2022.
- 11) **Copy of** Tax Receipt tax paid for the year 2026-27, vide its receipt dated 12.05.2026.
- 12) **Original** No Dues (No Objection Certificate) issued by Indian Bank, Nagpur dated 02.06.2026.

Nagpur
Date : 25.07.2026

**SAHIL M
BHANGDE** Digitally signed by
SAHIL M BHANGDE
Date: 2026.07.25
16:34:40 +05'30'
(SAHIL M. BHANGDE)
ADVOCATE