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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

ONLINE DOCUMENTS
LEGAL SCRUTINY REPORT

Date –13/10/2026

Ref. No. VSD/ICICI-HFC/OCTOBER 26/ (NAVIN 10)

APP. NO: - 77000342677

LOS. NO: - 10323167

To,

ICICI Home Finance Ltd.,
Khamla Branch Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Ashish Y Chandankhede.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Ashish Y Chandankhede**
- 2. Name of the Co-applicant/s (if any) : Gunadnya Hirachanda Ramteke**
- 3. Type of Loan : Apna Ghar Dreamz**
- 4. Purpose of Loan : Builder Plot + Construction**
- 5. Name of the Property Owner/s : M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Upganlawar**

6. Description of the Property (with boundaries):

All that piece and parcel of Non Agriculture land at **Plot No. 36 total area admeasuring 98.00 Sq. Mtrs (1054.872 Sq. Ft)**, together with being a portion of entire land at **Kh. No. 105 of Mouza – Nagalwadi P. H. No. 6 (B)** in the sanctioned layout known & styled as **“SILVER STAR - 4”**, Tahsil Hingna & District Nagpur and the Khasara is bounded as under: -

On the East : Plot No. 35
On the West : Plot No. 37
On the North : Plot No. 43
On the South : 9.00 Mtrs Road

Nature / Status of the Property : Freehold / Leasehold

Type of Property : Residential / Commercial

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Date – 13/10/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Ashish Y Chandankhede R/o Nagpur

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar** Nagpur of the immovable properties situated at **Nagpur** on the basis of the deeds and other documents (more described in schedule I), Encumbrances Certificate, the discussions. I/we had with the mortgagor the revenue authorities and searches carried out by us in the Office of the **Sub Registrar Nagpur** for inspection of the records (relating to litigation) in the courts which has jurisdiction over the said immovable properties and the site inspection.

My report on the title is as under: -

1. Description of the Immovable Property

All that piece and parcel of Non Agriculture land at **Plot No. 36 total area admeasuring 98.00 Sq. Mtrs (1054.872 Sq. Ft)**, together with being a portion of entire land at **Kh. No. 105 of Mouza – Nagalwadi** P. H. No. 6 (B) in the sanctioned layout known & styled as “**SILVER STAR - 4**”, Tahsil Hingna & District Nagpur and the Khasara is bounded as under: -

On the East	:	Plot No. 35
On the West	:	Plot No. 37
On the North	:	Plot No. 43
On the South	:	9.00 Mtrs Road

2. FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On online verification of the above-mentioned documents and title search carried out by me, I am of the opinion that the initially the Agriculture land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi with Occupant Class II rights, P. H. No. 6B & Khata No. 42, Tahsil Hingna & District Nagpur was initially owned & possessed by one Shri Lataruji Mahadev, as per Abhikar Abhilekh Panji, being his ancestral land in the name of his father Shri Mahadev, who expired on 20/10/1955 and consequent upon his death the entire land devolved upon Shri Lataru being his only son. Lateron, Shri Lataruji Mahadev Kshirsagar also expired and the property newly numbered as Kh. No. 105, area admeasuring 1.38 HR and Kh. No. 114, area admeasuring 2.60 HR of Mouza – Nagalwadi, Tahsil Hingna & District Nagpur devolved upon his only legal heir Shri Pandhari Lataru Kshirsagar.

Whereas, Pandhari Lataru Kshirsagar expired on 10/08/1996 and thereby Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar & Sau. Sushilabai Pandhari Kshirsagar becomes the owners of the Kh. No. 105 & 114 vide Ferfar No. 26, dt.15/06/1997 and their name are mutated in the 7/12 Revenue Records vide Ferfar No. 191.

Whereas, the land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi, Bhogwatdar Class-2 was converted into Bhogwatdar Class-1 by the Tahsildar Hingna vide its Order passed in the Rev Case No. 02/LND-18/2018-2019, dt.26/07/2018 and the said entry was mutated in the 7/12 revenue records vide Ferfar No. 1231, dt.06/09/2018.

Thereafter the owners Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar (After Marriage Sau. Rajani Rajesh Dahake) & Sau. Sushilabai Pandhari Kshirsagar decided to disposed off the said land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and accordingly entered into a registered Agreement to Sale bearing No. HGN-5394-2024, dt.06/06/2024 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna. Subsequently, the owners Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar (After Marriage Sau. Rajani Rajesh Dahake) & Sau. Sushilabai Pandhari Kshirsagar also executed a registered Power of Attorney bearing No. HGN-5395-2024, dt.06/06/2024 in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and the documents is duly registered in Add Book No. 4 in the Office of the Sub Registrar Hingna.

Thereafter the owners Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar (After Marriage Sau. Rajani Rajesh Dahake) & Sau. Sushilabai Pandhari Kshirsagar transferred the said land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar and accordingly executed a registered Sale Deed bearing No. HGN-11332-2024, dt.06/11/2024 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Hingna. Thereby, virtue of said registered Sale Deed M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar became the absolute owner of the Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi and accordingly its name is mutated in the 7/12 Revenue Records vide Ferfar No. 2377, dt.14/12/2024.

Whereas the owner M/s. Tirupati Developers, Acting through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar decided to develop the said land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi by converting it into Non Agriculture land for Residential purpose and the said area is coming under the Metro Region of Nagpur Metropolitan Region Development Authority (NMRDA), and therefore prepared a Layout Plan for the same and submitted it to the Nagpur Metropolitan Region Development Authority (NMRDA). However, the Executive Engineer Nagpur Metropolitan Region Development Authority (NMRDA) approved the Layout Plan for the said land and on due scrutiny of the said plan the Metro Region, Executive Engineer, Nagpur Metropolitan Region Development Authority (NMRDA) finally sanctioned the layout plan on 10/02/2025 and the Tahsildar of Hingna granted its permission for the conversion of the said land at Kh. No. 105, total area admeasuring 1.38 HR out of which 1.3799647 HR (13799.647 Sq. Mtrs.) of Mouza – Nagalwadi from Agricultural to Non-Agriculture use for the Residential purpose in his Order in the Rev. Case No. 05/NAP-34/Prastu-1/2024-2025, dt.03/10/2024 of land into Non-Agriculture use for the residential purpose in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar.

That, thereafter the owner M/s. Tirupati Developers, Acting through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar intend to develop the said land by way of by demarcating a residential layout upon schedule land/Township and accordingly they had submitted

its propose project “SILVER STAR - 4” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHARERA) vide its Registration No. P50500078957, dt.24/01/2025 which is valid till 31/10/2029.

Whereas the owner M/s. Tirupati Developers, Acting through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar have decided to develop the land at Kh. No. 105, total area admeasuring 1.38 HR of Mouza – Nagalwadi and the said area is coming under the Nagpur Metropolitan Region Development Authority Nagpur and accordingly entered into an Development Agreement bearing No. E.E./NMRDA/DPC/Agree/1732, dt.24/02/2025 with Nagpur Metropolitan Region Development Authority. So also the Executive Engineer-1 of Nagpur Metropolitan Region Development Authority vide their Letter No. E.E./NMRDA/RL/1772, dt.28/02/2025 released the Plot Nos. 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 35, **36**, 37, 38, 39 & 40 and Assistant Engineer (West) of Nagpur Metropolitan Region Development Authority vide their Letter No. A.E.(West)/NMRDA/2383, dt.01/06/2026 released the Plot Nos. 1, 5, 7, 16, 28, 29, 30, 31, 32, 33, 34, 42 & 45 of Mouza – Nagalwadi in favour of M/s. Tirupati Developers, Acting through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Urganlawar, thereby the plots are now absolutely free from any encumbrance, lien or mortgage.

Whereas now the owner M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar decided to disposed of the scheduled property at **Plot No. 36** total area admeasuring 98.00 Sq. Mtrs (1054.872 Sq. Ft), together with being a portion of entire land at Kh. No. 105 of Mouza – Nagalwadi P. H. No. 6 (B) in the sanctioned layout known & styled as “SILVER STAR - 4”, Tahsil Hingna & District Nagpur and the Khasara in favour of **Shri Ashish Y Chandankhede**.

Whereas, links in the title history of last 13 years of chain of title has not been established. All the transactions which have taken place at Nagpur have been verified from the relevant records of the Registrar, Revenue Department etc. at Nagpur; also I have verified online from the **Inspector General of Registration** website. I have taken search of records of Registrar’s Office from Inspection Book No. (I) and day books, which kept & maintained by the office and made available to me and other relevant records.

That during the course of my inspection, I came 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 owner is having clear, valid and marketable title over the scheduled property and that the present owner **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar** Nagpur thereof holds good, valid and marketable title thereto.

That I have gone through the records; there I have seen the entry of the registered documents that by virtue of the said registered Documents **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar** Nagpur becomes the owner of the above said plot. Hence, accordingly, **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar** Nagpur acquired title and interest over the property under search.

I have gone through the following documents pertaining to the above described property: -

1. Copy of Adhikar Abhilekh Panji.
2. Copy of Ferfar Nondvahi.

3. Copy of Computerized 7/12 for Kh. No. 105, area 1.38 HR mutated in the name of Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar & Sau. Sushilabai Pandhari Kshirsagar vide Ferfar No. 191.
4. Copy of registered Agreement to Sale bearing No. HGN-5394-2024, dt.06/06/2024 between Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar (After Marriage Sau. Rajani Rajesh Dahake) & Sau. Sushilabai Pandhari Kshirsagar in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.
5. Copy of registered Sale Deed bearing No. HGN-11332-2024, dt.06/11/2024 between Shri Devrao Pandhari Kshirsagar, Shri Devendra Pandhari Kshirsagar, Ku. Rajani Pandhari Kshirsagar (After Marriage Sau. Rajani Rajesh Dahake) & Sau. Sushilabai Pandhari Kshirsagar in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.
6. Copy of Computerized 7/12 for Kh. No. 105, area 1.38 HR mutated in the name of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar vide Ferfar No. 2377, dt.14/12/2024.
7. Copy of NA Order in Rev. Case No. 05/NAP-34/Prastu-1/2024-2025, dt.03/10/2024 issued by Tahsildar of Hingna in favour of M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar.
8. Copy of Finally Approved Layout Plan on 10/02/2025.
9. Copy of MAHARERA Registration Certificate No. P50500078957, dt.24/01/2025.
10. Copy of Sanctioned of Residential Layout Plan bearing No. E.E./NMRDA/DPC/Agree/1732, dt.24/02/2025 issued by Executive Engineer of Nagpur Metropolitan Region Development Authority.
11. Copy of Development Agreement between Nagpur Metropolitan Region Development Authority and M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar & Shri Rahul Arunrao Uganlawar on 24/02/2025.
12. Copy of Released Letter bearing No. E.E./NMRDA/RL/1772, dt.28/02/2025 issued by Executive Engineer-1 of Nagpur Metropolitan Region Development Authority for Plot Nos. 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 35, 36, 37, 38, 39 & 40.
13. Copy of Released Letter bearing No. A.E.(West)/NMRDA/2383, dt.01/06/2026 issued by Assistant Engineer (West) of Nagpur Metropolitan Region Development Authority for Plot Nos. 1, 5, 7, 16, 28, 29, 30, 31, 32, 33, 34, 42 & 45.
14. Copy of Sale Deed draft between M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Uganlawar in favour of Shri Ashish Y Chandankhede.
15. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt. 13/10/2026.

1. Minor's Interest / HUF property:

In this property there is not the question of Minor's interest.

2. Mutation of the name of the owner in the revenue records:

In this property the name of owner has not been mentioned in the revenue records and has been duly mutated in the Aakhiv Patrika.

3. Possession:

M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Uganlawar Nagpur acquired title and interest over the property under search.

4. **Payment of Municipal / Local Taxes / Cess etc.:**

NO. Recent Grampanchayat Tax paid receipt required.

5. **Applicability of the Urban Land (Ceiling & Regulation):**

That above said property does not affected by any Ceiling legislation / Act in force.

6. **Applicability of local laws:**

Here I can say that the above said property is not subjected to any local laws which prevents for creation of mortgage.

7. **Searches:**

i) **Enquiries made in the office of the Mandal / Revenue Officer**

I have verified all the relevant index entries from the books and records kept and maintained in the office of the **Sub Registrar, Nagpur** for the period of last 13 (Thirteen) Years by depositing necessary Search Fees in the Office of the **Sub Registrar, Nagpur** vide **Receipt No. MH011941247202627E dated 13/10/2026**, only those available out of the torn and disarrange index and found that No adverse entry is recorded at the Office of the **Sub Registrar Nagpur**.

ii) **Searches in the Office of the Registrar of the Companies:**

Here mortgagor is not the company; hence there is not the question of this clause.

iii) **Lispendens:**

No.

8. **Site Inspection:**

No inspection regarding site of the above mentioned property.

9. **Conclusion and Recommendations:**

However, some record was in mutilated and torn form, intermittently some record was missing. Moreover the indexing of record as required under Registration Act 1908 is incomplete. However, on the basis of record available with the concern Sub Registrar Office and documents supplied to me. I certify that the title of the said property is marketable and clear and the said property can be safely considered for creation of equitable mortgage subject to obtain following documents.

The link in the chain of the title has been properly established. All the transactions have been duly verified from the relevant records. On the basis of the search made by me and the documents place before me, I certify that the property referred in the schedule by **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar** is clear and hence I certify that the property is free from all type of encumbrances, charges, lien and mortgages or order claim affecting the clear title, as on date.

In the result, I have to state that I have made necessary search at the concerned Sub Registrar Office up to date as the result of searches and on the basis of the same I hereby state that the said property is free from all charges and has got the clean and marketable title.

I have verified all the documents from the original documents/records which has been provided to me by **M/s. Tirupati Developers, Acting Through its Partners Shri Prashant Manoharrao Bongirwar**

and **Shri Rahul Arunrao Upganlawar**. Hence, I therefore issue this Inspection report and Title Verification Search Certificate.

Hence, I therefore issue this Inspection Report and Title Verification Search Certificate.

Place: - Nagpur
Date: 13/10/2026

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
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V. S. Deshpande,
(ADVOCATE)