

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

LEGAL SCRUTINY REPORT

Date – 30/09/2026

Ref. No. VSD/ICICI-HFC/SEPT-2026 (VSD)

APP. NO: - 77000365948

LOS NO. 10344371

ODV BY Navin on dt. 30/09/2026

To,

ICICI Home Finance Ltd.,
Khamla Branch, Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Mohammad Javed Bhati

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Mohammad Javed Mohammad Salim Bhati**
- 2. Name of the Co-applicant/s (if any) : Tarannum Bano Mohammad Javed**
- 3. Type of Loan : Regular Land Loan**
- 4. Purpose of Loan : Land Loan**
- 5. Name of the Property Owner/s : Shri Anilkumar Nanakram Khemani and Shri Shankarlal Khatumal Vaswani (HUF)**
- 6. Description of the Property (with boundaries):**
All that piece and parcel of **land at Plot No. 66, (Block C), total area admeasuring 132.3470 Sq. Mtrs. (1424.56 Sq. Ft.)** being a portion of entire land at **Kh. No. 19, 19/1, 32/1, 33/1 & 33/2 of Mouza – Pardi P. H. No. 34** situated in the layout of Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur, bearing **City Survey No. 31 & Sheet No. 777/7** within the limits of NIT and NMC bearing **NMC House No. 603/C/66 in Ward No. 21**, Tahsil & District Nagpur and the plot is bounded as under: -

On the East	-	Open Space and Nallah
On the West	-	Plot No. 67
On the North	-	Road
On the South	-	Plot No. 65
- 7. Nature / Status of the Property : Freehold / Leasehold**
- 8. Type of Property : Residential / Commercial**

PART II: LIST OF DOCUMENTS SUBMITTED BEFORE ME/US FOR SCRUTINY AND LEGAL OPINION: (SPECIFY THE DOCUMENTS ARE ORIGINAL OR XEROX)

- 1. Original registered Sale Deed bearing No. 2079, dt.02/03/1990 between Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur through its Secretary Shri Madhukar Vithobaji Mahakalkar in favour of Sau. Pushpadevi Rameshwar Sarda. (Without RR)**

2. Copy of 7/12 mutated in the name of Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur vide Ferfar No. 1283, dt.11/02/2005.
3. **Original registered Sale Deed bearing No. NGN-6-784-2011, dt.21/02/2011 between Sau. Pushpadevi Rameshwar Sarda in favour of Smt. Priti Sanjay Yadav. (Without RR) (Page No. 9 Missing)**
4. Copy of NOC for Sale issued by Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur, dt.18/02/2011.
5. Copy of Akhiv Patrika mutated in the name of Smt. Priti Sanjay Yadav vide Ferfar No. 10030, dt.10/04/2015.
6. Copy of Tax paid receipt for the year 2010 to 2011 issued by Nagpur Municipal Corporation.
7. **Original registered Sale Deed bearing No. NGN-3-6447-2014, dt.20/10/2014 between Smt. Priti Sanjay Yadav in favour of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani.**
8. Copy of Tax paid receipt No. RCPT2627299612, dt.02/09/2026 issued by Nagpur Municipal Corporation, Nagpur.
9. Copy of Agreement to Sale between Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani in favour of Mohammad Javed Mohammad Salim Bhati.
10. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.18/10/2024.

PART III: FLOW OF TITLE OF PROPERTY: (HISTORY OF TITLE)

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 19, 19/1, 32/1, 33/1 & 33/2 of Mouza – Pardi P. H. No. 34 was owned by Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur having Registration No. NGP/HSR/1058/84 through its Secretary Shri Madhukar Vithobaji Mahakalkar have executed and registered Sale Deed for Plot No. 66 Block C admeasuring 1500 Sq.Ft. at Mouza Pardi duly registered at No. 2079 (Cha) on 05/03/1990 in the office of the Sub-registrar Nagpur and in favour of sau. Pushpadevi Rameshwardas Sarda. The Society Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur then by the order of the Sub-Division Nagpur in the Rev. Case No. 6/NAP-34/1989-90, Mouza Pardi on 17/01/1989 converted the said land into Non-Agriculture for the Residential purpose and name of the society is mutated on the City Survey records vide Ferfar no. 1282 on 11/01/2005. Sau. Pushpadevi Rameshwardas Sarda is regularized the scheduled property, being unauthorized and under Gunthewari Act. vide regularization Letter no. BE(E)16, dt.12/12/2012 and 132.3470 Sq.Mtrs. of Plot of land is regularized at NMC House No. 603/C/66 and she paid Taxes of Nagpur Municipal Corporation on 09/02/2012 at House No. 603/C/66, Ward No. 21.

Whereas, later on Sau. Pushpadevi Rameshwardas Sarda by registered Sale Deed No. NGN-6-784-2011 on 21/02/2011 transferred the schedule Plot No. 66 in favour of Priti Sanjay Yadav and her name is mutated for 132.3470 Sq.Mtrs. of land in the City Survey records vide ferfar No. 10030 on 10/04/2015. For the said transfer Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur issued their No Objection Certificate through its Secretary on 18/02/2011 and the NMC Taxes were paid upto 31/03/2011 by her.

Whereas, Priti Sanjay Yadav also transferef the scheduled property in favour of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani by a registered Sale Deed No. NGN-3-6447-2014 on 20/10/2014 and the document is registered in the office of the Sub-registrar Nagpur 3. The name of the purchasers is mutated vide ferfar no. 10031 on 10/04/2015 on the City Survey records at CTS no. 31, Mouza Pardi and on the NMC records at House No. 603/C/66 and whereas the NMC Taxes were paid upto 31/03/2027 vide receipt No. RCPT2627299612 on 02/09/2026 by the owners.

Whereas, the above named owners Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani have now decided to transfer the scheduled property in favour of Mohammad Javed Mohammad Salim Bhati and thefore entered into an Agreement for Sale on 26/08/2026.

PART IV: EVIDENCE OF TITLE OF PROPERTY:

- a) From the perusal of all the xerox documents submitted and perusal thereof, I am of the opinion that **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** is the owner of the schedule of property and **he/she/they** are having valid, clear and marketable title over the schedule property.
- b) That during the course of my inspection, I did not came across any 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 **he/she/they** will also acquire equally good, valid and marketable title thereto. Except the charges of Umiya Urban Co-Operative Bank Limited, Nagpur.
- c) 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.
- d) 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.

PART V: OTHER PROVISION:

- 5.1 Whether provision of Urban Land Ceiling Act are applicable? YES / NO
- 5.2 Whether any property/ies intend to be given as security is subject to any minor's claim/share? YES/NO
- 5.3 Whether the property is affected by any revenue and tenancy regulations, if yes the to what extent? YES / NO
- 5.4 Whether the user land has been converted into Non-Agricultural for Residential use by the order of the competent Authority? YES / NO
- 5.5 Whether up to date tax / Land Revenue has been paid on the property. YES / NO
- 5.6 Whether all original documents for last 13 years have been scrutinized; if not give reason? YES / NO
- 5.7 Whether required documents are available for creating mortgage? YES / NO
- 5.8 Whether all previous owners of the property had the right and competency to transfer the property? YES/NO
- 5.9 Whether the proposed mortgage by deposit of title deeds is possible? YES / NO
- 5.10 What is the tenure of the land; if it is leased? YES / NO
- 5.11 Whether the land is Adivasi (Tribal) Land? YES / NO
- 5.12 Whether the land / property are joint family property? YES/NO
- 5.13 Whether SARFAESI Act applicable? YES/NO
- 5.14 Is land/property/flat being subject to any reservation/acquisition / requisition? YES/NO

- 5.15 Whether the property has been transferred by a POA Holder of the original Land owner in favour of the loan Applicant?

YES / NO
- 5.16 Whether the said POA Holder has/had authority to sell the property under POA?

YES/NO
- 5.17 Whether POA as recorded in 5.15 is registered?

YES / NO
- 5.18 Whether any prior permission / NOC / consent required from any Authority to mortgage the property (Authority may be Govt. / Municipal Corporation / Land Development Authority / Industrial Development Authority / Society etc.). If permission is required, specify the name of the authority from whom permission / NOC is required and list all permission / No objection required?

YES / NO
- 5.19 Whether any permission / consent is required to sell the property upon invocation of the mortgage. If so, indicate the Authority from whom the permission is required; Indicative Time line to obtain such permission and any premium payable to the Authority upon such transfer?

YES / NO
- 5.20 Whether Search Report is obtained and submitted?

YES / NO

Search Report Details

Search Conducted year : 13 Years

Name of the Advocate / Searcher : Vijay Sadashiv Deshpande

Search Report Date : 30/09/2026

Note : _____
- 5.21 Whether EC is Obtained?

YES / NO

EC Details:

No of Years EC obtained:

Any Encumbrance to Specify:

EC Applied by:

PART VI CERTIFICATE:

In view of the foregoing, as per the policy of the company, I certify that the title deeds intended to be deposited, relating to the property and offered as security by way of **equitable mortgage** and the documents of title referred to above are perfect evidence of the title and that if the said **equitable mortgage** is created in the manner required by law, it would satisfy the requirements of creation of **equitable mortgage**.

I further certify that **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** has derive a valid, clear, marketable and unencumbered title in the property stated above.

The mortgage if created will be available to ICICI HFC for the liability of the intending Borrower / Co-Borrower **Mohammad Javed Mohammad Salim Bhati and Tarannum Bano Mohammad Javed**.

The following original documents to be collected by ICICI HFC for creation of registered / equitable mortgage of the said property: -

Following documents needs to be collected as per Policy of the Company, submitted prior to disbursal of loan / at the time of disbursement of the loan: -

1. Original registered Sale Deed bearing No. 2079, dt.02/03/1990 between Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur through its Secretary Shri Madhukar Vithobaji Mahakalkar in favour of Sau. Pushpadevi Rameshwar Sarda.
2. True Copy of RL Letter Permit No. BE(E)/161 case No. 20030529930 Layout No. 1900/Pard/2663 dt. 12/12/2012 issued by NIT in favour of Sau. Pushpadevi Rameshwar Sarda.
3. Original NA Order Rev Case No. 828/NAP-34/2014-2014 dt. 30/10/2014 issued by Additional Tahsildar Non Agriculture Cessess Nagpur 5 in favour of Pushpadevi Rameshwaridas Sarda for the scheduled property.
4. Original registered Sale Deed bearing No. NGN-6-784-2011, dt.21/02/2011 between Sau. Pushpadevi Rameshwar Sarda in favour of Smt. Priti Sanjay Yadav. (Without RR) (Page No. 9 Missing)
5. Original NOC for Sale issued by Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur, dt.18/02/2011.
6. Original registered Sale Deed bearing No. NGN-3-6447-2014, dt.20/10/2014 between Smt. Priti Sanjay Yadav in favour of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani.
7. Original Tax paid receipt No. RCPT2627299612, dt.02/09/2026 issued by Nagpur Municipal Corporation, Nagpur.
8. Certified Copy of Akhiv Patrika mutated in the name of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani.
9. Original Agreement to Sale between Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani in favour of Mohammad Javed Mohammad Salim Bhati.
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Following documents are required Post Disbursal: (if any): -

NOT APPLICABLE

Remarks, if any: -

Enclosure: - Search Receipt No. MH011154592202627E, dt.30/09/2026.

Place: - Nagpur

Date: 30/09/2026

Yours faithfully,
ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.co
m, c=IN
Date: 2026.10.08 13:25:38 +05'30'

V. S. Deshpande,
(ADVOCATE)

VIJAY S. DESHPANDE
M.Sc., M.B.A., B.A., L.L.B.,
ADVOCATE

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 Dhantoli, Nagpur.

Cell No.: 9822641434

E-mail: vsdeshpande@rediffmail.com

RES:

63, Bajiprabhu Nagar,
 Nagpur-440 033

Date – 18/10/2024

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Mohammad Javed Mohammad Salim Bhati, R/o. Nagpur.

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** 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 **land at Plot No. 66, (Block C), total area admeasuring 132.3470 Sq. Mtrs. (1424.56 Sq. Ft.)** being a portion of entire land at **Kh. No. 19, 19/1, 32/1, 33/1 & 33/2 of Mouza – Pardi** P. H. No. 34 situated in the layout of Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur, bearing **City Survey No. 31 & Sheet No. 777/7** within the limits of NIT and NMC bearing **NMC House No. 603/C/66 in Ward No. 21**, Tahsil & District Nagpur and the plot is bounded as under: -

On the East	-	Open Space and Nallah
On the West	-	Plot No. 67
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On the South	-	Plot No. 65

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

On verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the land at Kh. No. 19, 19/1, 32/1, 33/1 & 33/2 of Mouza – Pardi P. H. No. 34 was owned by Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur having Registration No. NGP/HSR/1058/84 through its Secretary Shri Madhukar Vithobaji Mahakalkar have executed and registered Sale Deed for Plot No. 66 Block C admeasuring 1500 Sq.Ft. at Mouza Pardi duly registered at No. 2079 (Cha) on 05/03/1990 in the office of the Sub-registrar Nagpur and in favour of sau. Pushpadevi Rameshwardas Sarda. The Society Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur then by the order of the Sub-Division Nagpur in the Rev. Case No. 6/NAP-34/1989-90, Mouza Pardi on 17/01/1989 converted the said land into Non-Agriculture for the Residential purpose and name of the society is mutated on the City Survey records vide Ferfar no. 1282 on 11/01/2005. Sau. Pushpadevi Rameshwardas Sarda is regularized the scheduled property, being unauthorized and under Gunthawari Act. wide regularization Letter no. BE(E)16, dt.12/12/2012 and

132.3470 Sq.Mtrs. of Plot of land is regularized at NMC House No. 603/C/66 and she paid Taxes of Nagpur Municipal Corporation on 09/02/2012 at House No. 603/C/66, Ward No. 21.

Whereas, later on Sau. Pushpadevi Rameshwardas Sarda by registered Sale Deed No. NGN-6-784-2011 on 21/02/2011 transferred the schedule Plot No. 66 in favour of Priti Sanjay Yadav and her name is mutated for 132.3470 Sq.Mtrs. of land in the City Survey records vide ferfar No. 10030 on 10/04/2015. For the said transfer Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur issued their No Objection Certificate through its Secretary on 18/02/2011 and the NMC Taxes were paid upto 31/03/2011 by her.

Whereas, Priti Sanjay Yadav also transferef the scheduled property in favour of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani by a registered Sale Deed No. NGN-3-6447-2014 on 20/10/2014 and the document is registered in the office of the Sub-registrar Nagpur 3. The name of the purchasers is mutated vide ferfar no. 10031 on 10/04/2015 on the City Survey records at CTS no. 31, Mouza Pardi and on the NMC records at House No. 603/C/66 and whereas the NMC Taxes were paid upto 31/03/2027 vide receipt No. RCPT2627299612 on 02/09/2026 by the owners.

Whereas, the above named owners Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani have now decided to transfer the scheduled property in favour of Mohammad Javed Mohammad Salim Bhati and thefore entered into an Agreement for Sale on 26/08/2026.

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 **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani**, 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 **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** Nagpur becomes the owner of the above said plot. Hence, accordingly, **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** 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 registered Sale Deed bearing No. 2079, dt.02/03/1990 between Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur through its Secretary Shri Madhukar Vithobaji Mahakalkar in favour of Sau. Pushpadevi Rameshwar Sarda.
2. Copy of 7/12 mutated in the name of Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur vide Ferfar No. 1283, dt.11/02/2005.

3. Copy of registered Sale Deed bearing No. NGN-6-784-2011, dt.21/02/2011 between Sau. Pushpadevi Rameshwar Sarda in favour of Smt. Priti Sanjay Yadav.
4. Copy of NOC for Sale issued by Chandrabhaga Gruha Nirman Sahakari Sanstha, Maryadit, Nagpur, dt.18/02/2011.
5. Copy of Akhiv Patrika mutated in the name of Smt. Priti Sanjay Yadav vide Ferfar No. 10030, dt.10/04/2015.
6. Copy of Tax paid receipt for the year 2010 to 2011 issued by Nagpur Municipal Corporation.
7. Copy of registered Sale Deed bearing No. NGN-3-6447-2014, dt.20/10/2014 between Smt. Priti Sanjay Yadav in favour of Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani.
8. Copy of Tax paid receipt No. RCPT2627299612, dt.02/09/2026 issued by Nagpur Municipal Corporation, Nagpur.
9. Copy of Agreement to Sale between Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani in favour of Mohammad Javed Mohammad Salim Bhati.

3. Minor's Interest / HUF property:

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

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

In this property the name of Mortgagor has not been mentioned in the revenue records and has been duly mutated after paying the concern taxes.

5. Possession:

Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani Nagpur acquired title and interest over the property under search.

6. Payment of Municipal / Local Taxes / Cess etc:

NO. Recent Tax Paid Receipt Required.

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

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

8. 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.

9. 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. MH011154592202627E, dated 30/09/2026**, 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.

10. **Site Inspection:**

No inspection regarding site of the above mentioned property.

11. **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 **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani** 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 on NIT Lease hold basis, 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 **Shri Anilkumar Nanakram Khemani and Shri Shankar Khatumal Vaswani (HUF) through its Karta Shri Shankar Khatumal Vaswani**. Hence, I therefore issue this Inspection Report and Title Verification Search Certificate.

Place: - Nagpur

Date: 30/09/2026

ADVOCATE
VIJAY S.
DESHPANDE

Digitally signed by ADVOCATE
VIJAY S. DESHPANDE
DN: cn=ADVOCATE VIJAY S.
DESHPANDE, o, ou=ADVOCATE,
email=vsdeshpande@rediffmail.c
om, c=IN
Date: 2026.10.08 13:25:57 +05'30'

**V. S. Deshpande,
(ADVOCATE)**