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LL.M

ADVOCATE

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Ref. No. : SMB/ICICI-HFC/JULY/2026/27

Date:-18.07.2026

APP No.- 77000334340

APS ID -10315456

TITLE VERIFICATION & SEARCH REPORT

On the basis of relevant documents submitted by **ICICI Home Finance Ltd., 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 **PTS No. 45** admeasuring about **88.01 Sq. Mtrs**, situated in **Slum Code No.110**, being a portion of entire land bearing **Kh. No.28/1** of **Mouza-Khamla**, having its **City Survey No. 1045 of Sheet No.19**, situated within the limits of Nagpur Municipal Corporation, Nagpur and Nagpur Improvement Trust, Nagpur and same is bounded as under:

On the East	:	} As per technical report
On the West	:	
On the North	:	
On the South	:	

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.28/1 of Mouza-Khamla, having its City Survey No.1045 of Sheet No.19 belongs to the Government of Maharashtra upon which various persons had encroached over the land and created slum.
- 2) That Government of Maharashtra, during the course of time, had decided to regularize the slum and accordingly decided to allot the houses constructed on the said land to its encroacher on the perpetual lease basis.
- 3) That in pursuance of the decision taken by the Government of Maharashtra for regularization of the slum area, the Tahsildar Nazul, District Collector Nagpur had issued the Certificate in respect of the schedule PTS No. 45 admeasuring about 88.01 Sq. Mtrs together with house constructed thereupon covering built up area 250 Sq. Ft in the Slum Code No. 110, situated at Shivanagar, Khamla, Nagpur in the name of Smt. Tarabai Natthuji Wankhede, being the encroacher and accordingly issued the certificate of perpetual ownership in their favour by its order passed in Revenue Case No.59/LNA-22/2019-20, dated 23.09.2019.
- 4) That in pursuance of the certificate dated 23.09.2019, the District Collector Nazul on behalf of Government of Maharashtra had executed a perpetual lease agreement in respect of the schedule of property in favour of Smt. Tarabai Natthuji Wankhede, the said Lease of Agreement, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 5935/2019, dated 30.09.2019.
- 5) That Smt. Tarabai Natthuji Wankhede, thereafter executed a Registered Gift Deed in respect of the schedule property, thereby gift out the said property to her daughter Sau. Savita Shrikant Dahiwalé @ Ku. Savita Natthuji Wankhede, the said Gift Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 8800/2022, dated 17.10.2022.
- 6) That by virtue of the aforesaid Gift Deed, Sau. Savita Shrikant Dahiwalé @ Ku. Savita Natthuji Wankhede, becomes the sole and absolute owner of the schedule of property.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that Sau. Savita Shrikant Dahiwalé @ Ku. Savita Natthuji Wankhede, is the owner of the scheduled of property and she 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 MH006667959202627U, dated 18.07.2026.
- ❖ 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.
- ❖ 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 amount and hence this report is strictly subject to original documents verification by the ICICI Home Finance Ltd.

DOCUMENTS PERUSED

- 1) **Original** Namuna-18 issued by Office of Collectorate, Nagpur dated 23.09.2019. (**Annexed to Lease Agreement dated 30.09.2019**)
- 2) **Original** Registered Lease Agreement executed by District Collector Nagpur in favour of Smt. Tarabai Natthuji Wankhede, same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 5935/2019, dated 30.09.2019.
- 3) **Copy of** Tax Receipt tax paid for the year 2025-2026, vide its receipt dated 20.02.2026.
- 4) **Original** Registered Gift Deed executed by Smt. Tarabai Natthuji Wankhede in favour of Sau. Savita Shrikant Dahiwalé @ Ku. Savita Natthuji Wankhede, same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No. 8800/2022, dated 17.10.2022.

Hence, this report of Search & Verification of Title.

Nagpur
Date : 18.07.2026

Sahil M.
Bhangde

(SAHIL M. BHANGDE)
ADVOCATE

Digitally signed by Sahil M.
Bhangde
Date: 2026.08.17 16:07:28
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