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Date:-02.07.2026

APP No.-77000293796

APS ID -10275980

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 **Plot No. 247** having total admeasuring about **139.54 Sq. Mtrs, (1500 Sq. Ft.)** being a portion of entire land bearing **Kh. No. 64 of Mouza-Dighori**, bearing **P. H. No.34**, having its **City Survey No.287** of **Sheet No.381/41**, Ward No. 20 situated within the limits of Nagpur Municipal Corporation, Nagpur in Ward No.20 and Nagpur Improvement Trust, Nagpur and same is bounded as under:

East	:	Plot No. 248
West	:	Plot No. 246
North	:	Plot No. 241
South	:	Road

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. 64 of Mouza-Dighori**, bearing **P. H. No. 34** belongs to Nirala Co-operative Housing Society, Ltd, Nagpur, a registered cooperative housing society, bearing it Registration No. NGP/HSG/298/68.
- 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 Vice-President Shri. Gendasingh Rambali Singh Thakur, had sold out the schedule Plot No. 246 & 247 having total area about 3000 Sq. Ft to Shri. Bhujang Balkrishna Poddar, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No.1063 (P), dated 28.02.1983.
- 4) That Shri. Bhujang Balkrishna Poddar, thereafter sold out the schedule Plot No. 246 & 247 to Shri. Abdul Rauf Abdul Shakur, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No.2964/2002, dated 31.08.2002.
- 5) That Shri. Abdul Rauf Abdul Shakur, thereafter sold out the schedule Plot No. 246 & 247 to Smt. Raisa Begam Sheikh Anis, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 6, at Sr. No.3421/2009, dated 24.07.2009.
- 6) 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. 246 & 247 jointly by issuing the regularization letter bearing its permit No. 2804/Case No.200306195/Layout No.1900/S/DIG/706, dated 18.04.2011.
- 7) That Shri. Bhujang Balkrishna Poddar, thereafter executed a registered correction deed to the sale deed dated 31.01.2002 in favour of Shri. Abdul Rauf Abdul Shakur, the said Correction Deed which was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No.3667/2013, dated 10.12.2013, thereby carried out the necessary correction in respect of the city survey number and ward number.
- 8) That in the same like manner, Shri. Abdul Rauf Abdul Shakur, had also executed a Registered Correction Deed to the Sale deed dated 24.07.2009 in favour of Smt. Raisa Begam Sheikh Anis, the said Correction Deed, which was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 3668/2013, dated 10.12.2013, thereby carried out the necessary correction in respect of the City Survey Number and Ward Number.
- 9) 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 Smt. Raisa Begam Sheikh Anis, has been duly recorded as the sole and absolute owner of the schedule Plot No. 247 & 248.
- 10) That Smt. Raisa Begam Sheikh Anis, now agreed to sell the said plots to Shri. Tanveer Khan, for valued consideration.

- 11) That the aforesaid owner had availed the financial assistance from Shishak Sahakari Bank Ltd, Nagpur by executing a registered Deed of Mortgage, which was duly registered in the office of Sub-Registrar Nagpur-2, at Sr. No. 6745/2025, dated 05.07.2025 and all the original deeds and documents pertaining to schedule of property are kept in the custody of said financial institution and the aforesaid financial institution had issued List of documents dated 15.06.2026 to that effect.
- ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Smt. Raisa Begam Sheikh Anis** are the owners of the scheduled of property and they have valid, clear and, marketable title over the scheduled property, subject to charge of Shishak Sahakari Bank Ltd, Nagpur.
 - ❖ 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 MH005716582202627E dated 01.07.2026.
 - ❖ That during the course of my inspection, I came across to entry as to encumbrance and charges over the said property, presently the schedule of property is mortgage Shishak Sahakari Bank Ltd, Nagpur, and they will acquire the clear, valid and marketable title over the scheduled property upon redemption of the aforesaid charge of Shishak Sahakari Bank Ltd, Nagpur.
 - ❖ 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) **Copy of** Registered Sale Deed executed by Nirala Co-operative Housing Society, Ltd, Nagpur acting through its Vice-President Shri. Gendasingh Rambali Singh Thakur, in favour of Shri. Bhujang Balkrishna Poddar, which was duly registered in the office of Sub-Registrar Nagpur No. 2, at Sr. No.1063 (P), dated 28.02.1983
- 2) **Copy of** Registered Sale Deed executed by Shri. Bhujang Balkrishna Poddar in favour of Shri. Abdul Rauf Abdul Shakur, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No.2964/2002, dated 31.08.2002.
- 3) **Copy of** Registered Power of Attorney executed by Shri. Abdul Rauf Abdul Shakur in favour of Shri. Nilkanth Harichandji Bagwe, same was duly registered in the office of Sub-Registrar Nagpur No. 1, at Sr. No.1693/2008, dated 07.03.2008.
- 4) **Copy of** Registered Cancellation Deed executed by Shri. Abdul Rauf Abdul Shakur in favour of Shri. Nilkanth Harichandji Bagwe, same was duly registered in the office of Sub-Registrar Nagpur No.6, at Sr. No.3265/2009 dated 17.07.2009.
- 5) **Copy of** Registered Sale Deed executed by Shri. Abdul Rauf Abdul Shakur in favour of Smt. Raeisa Begam Sheikh Anis, same was duly registered in the office of Sub-Registrar Nagpur No. 6, at Sr. No.3421/2009, dated 24.07.2009.
- 6) **Copy of** Regularization Letter issued by Nagpur Improvement Trust, Nagpur, bearing its Permit No.2804/Case No.200306195/Layout No.1900/S/DIG/706, dated 18.04.2011.
- 7) **Copy of** Registered Correction Deed executed by Shri. Bhujang Balkrishna Poddar in favour of Shri. Abdul Rauf Abdul Shakur, same was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No.3667/2013, dated 10.12.2013.
- 8) **Copy of** Registered Correction Deed executed by Shri. Abdul Rauf Abdul Shakur in favour of Smt. Raeisa Begam Sheikh Anis, same was duly registered in the office of Sub-Registrar Nagpur No. 8, at Sr. No. 3668/2013, dated 10.12.2013
- 9) **Copy of** List of document issued by Shishak Sahakari Bank Ltd, Nagpur, dated 15.06.2026.

Hence, this report of Search & Verification of Title.

Nagpur
Date : 02.07.2026

**Sahil M.
Bhangde**
(SAHIL M. BHANGDE)

Digitally signed by Sahil
M. Bhangde
Date: 2026.07.30
16:30:16 +05'30'
ADVOCATE