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LL.M

ADVOCATE

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Date:- 10.09.2026

APP ID- 77000340876

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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. 26** admeasuring about **153 Sq. Mtrs, (1647 Sq. Ft.)** being a portion of entire land bearing **Kh. No. 108** admeasuring about **1.92 HR** of **Mouza-Bhilgaon, Ward No. 01** bearing **P. H. No. 15, Grampanchayat House No. 53**, situated within the limits of Grampanchayat Bhilgaon in Tahsil Kamptee and District Nagpur and same is bounded asunder:

On the East	:	KH. No. 106 / Open Land
On the West	:	9 Mtrs Wide Road
On the North	:	Plot No. 27
On the South	:	9 Mtr. Wide Road

That I have taken search by inspecting the index Registers for a period of 13 years, i.e. 2012 to 2025 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. 108** admeasuring about 1.92 HR of Mouza-Bhilgaon, situated at village Bhilgaono in Tahsil Kamptee and District Nagpur belongs to 1) Smt. Sunandabai Chandrabhanji Mundle, 2) Shri. Kishor Chandrabhanji Mundle, 3) Shri. Yogesh Chandrabhanji Mundle, 4) Shri. Prakash Chandrabhanji Mundle, 5) Ku. Durga Chandrabhanji Mundle, 6) Smt. Sushilabai Sheshrao Akare, being their separate property as per the entry reflected in the 7/12 extracts.
2. That 1) Smt. Sunandabai Chandrabhanji Mundle, 2) Shri. Kishor Chandrabhanji Mundle, 3) Shri. Yogesh Chandrabhanji Mundle, 4) Shri. Prakash Chandrabhanji Mundle, 5) Ku. Durga Chandrabhanji Mundle, 6) Smt. Sushilabai Sheshrao Akare, thereafter decided to develop the aforesaid property and accordingly executed a Registered Power of Attorney in respect of the aforesaid Kh No. 108 admeasuring about 1.92 HR, thereby constituted and nominated Shri. Ventakesh Triyambakrao Kunnawar a partner of M/s. Saptagiri Relators, being their lawful attorney, the said Power of Attorney, which was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 765/2005, dated 21.02.2005.
3. That the aforesaid entire land bearing Kh. No. 108 admeasuring about 1.92 HR of Mouza-Bhilgaon has been converted for the non-agricultural used by the order passed by District Collector in Revenue Case No. 433/NAP-34/2005-06, dated 24.04.2006.
4. That the aforesaid owners, through their Power of Attorney, thereby prepared a proposed layout plan which has been duly sanctioned and re-commended for conversion of NA by the Assistant Director Town Planning, vide its letter bearing No. SSNG/982, dated 18.03.2010.
5. That 1) Smt. Sunandabai Chandrabhanji Mundle, 2) Shri. Kishor Chandrabhanji Mundle, 3) Shri. Yogesh Chandrabhanji Mundle, 4) Shri. Prakash Chandrabhanji Mundle, 5) Ku. Durga Chandrabhanji Mundle, 6) Smt. Sushilabai Sheshrao Akare, all acting through their Power of Attorney Shri. Ventakesh Triyambakrao Kunnawar a partner of M/s. Saptagiri Relators, thereafter sold out the schedule Plot No. 26 along with Plot No. 1, 3, 13, 14, 18 to 42, 50,51, 53 to 59, 65 to 72 out of the aforesaid layout to Royal Construction, through its proprietor Shri. Shoyeb Asad Sakil Ahmad, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 1176/2010, dated 01.04.2010.
6. That Royal Construction, through its proprietor Shri. Shoyeb Asad Sakil Ahmad, thereafter sold out the schedule Plot No. 26 admeasuring about 148.65 Sq. Mtrs to Shri. Sampat Murlidhar Rathi, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 5436/2010, dated 22.12.2010.
7. That Shri. Sampat Murlidhar Rathi, thereafter sold out the schedule Plot No. 26 to Shri. Virendra Tarachand Mehta, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 2704/2021, dated 09.03.2021.
8. That Shri. Virendra Tarachand Mehta, thereafter sold out the schedule Plot No. 26 to Shri. Mohd. Javed Sharif S/o Abdul Latif Sharif and Shri. Mohd Yasina Hazi Dilawar Maka, by executing a Registered Sale Deed, which was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 1603/2023, dated 20.04.2023.

9. That the aforesaid transaction was duly recorded in the Records of Rights i.e. in 7/12 Extracts and the name of Shri. Mohd. Javed Sharif S/o Abdul Latif Sharif and Shri. Mohd Yasina Hazi Dilawar Maka, has been duly recorded as the joint owner of the schedule Plot No.26.
10. That Shri. Mohd. Javed Sharif S/o Abdul Latif Sharif and Shri. Mohd Yasina Hazi Dilawar Maka, had sold out the schedule Plot No. 26 to Shri. Prashant Shankar Sonkusre and Shri. Vishal Shankar Sonkusre, by executing a registered Sale Deed, same was duly registered in the office of Sub-Registrar Kamptee, at SR. No. 3258/2025, dated 26.03.2025.
11. That by virtue of aforesaid Sale Deed, Shri. Prashant Shankar Sonkusre and Shri. Vishal Shankar Sonkusre becomes the sole and absolute owner of the schedule Plot No. 26.
12. **It is pertinent to note here that, the aforesaid owner had availed the financial assistance from ICICI home Finance Ltd., Nagpur by creating equitable mortgage over the schedule of property and all the original deeds and documents are kept in the custody said financial instituted.**
 - ❖ From the perusal of all the Xerox documents submitted and perusal thereof, I am of the opinion that **Shri. Prashant Shankar Sonkusre and Shri. Vishal Shankar Sonkusre**, is the owner of the scheduled of property and they are having valid, clear and, marketable title over the scheduled property, **subject to charge of ICICI home Finance 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 MH017834632202425E dated 15.03.2025 and MH010001080202627U, dated 10.09.2026**
 - ❖ 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 **ICICI home Finance Ltd., Nagpur**, and they will acquire the clear, valid and marketable title over the scheduled property upon redemption of the aforesaid charge of **ICICI home Finance 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 Power of Attorney executed by 1) Smt. Sunandabai Chandrabhanji Mundle, 2) Shri. Kishor Chandrabhanji Mundle, 3) Shri. Yogesh Chandrabhanji Mundle, 4) Shri. Prakash Chandrabhanji Mundle, 5) Ku. Durga Chandrabhanji Mundle, 6) Smt. Sushilabai Sheshrao Akare in favour of Shri. Ventakesh Triyambakrao Kunnawar a partner of M/s. Saptagiri Relators, Same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 765/2005, dated 21.02.2005.
- 2) **Copy of** NA Order passed by District Collector in Revenue Case No. 433/NAP-34/2005-06, dated 24.04.2006.
- 3) **Copy of** Sanctioned Layout Plan duly sanctioned and approved by the Assistant Director Town Planning vide its letter bearing No. SSNG/982, dated 18.03.2010.
- 4) **Copy of** Registered Sale Deed executed by 1) Smt. Sunandabai Chandrabhanji Mundle, 2) Shri. Kishor Chandrabhanji Mundle, 3) Shri. Yogesh Chandrabhanji Mundle, 4) Shri. Prakash Chandrabhanji Mundle, 5) Ku. Durga Chandrabhanji Mundle, 6) Smt. Sushilabai Sheshrao Akare, all acting through their Power of Attorney Shri. Ventakesh Triyambakrao Kunnawar a partner of M/s. Saptagiri Relators in favour of Royal Construction, through its proprietor Shri. Shoyeb Asad Sakil Ahmad, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 1176/2010, dated 01.04.2010.
- 5) **Copy of** Registered Sale Deed executed by Royal Construction, through its proprietor Shri. Shoyeb Asad Sakil Ahmad in favour of Shri. Sampat Murlidhar Rathi, Same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 5436/2010, dated 22.12.2010.
- 6) **Copy of** Registered Sale Deed executed by Shri. Sampat Murlidhar Rathi in favour of Shri. Virendra Tarachand Mehta, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 2704/2021, dated 09.03.2021.
- 7) **Copy of** Registered Sale Deed executed by Shri. Virendra Tarachand Mehta in favour of Shri. Mohd. Javed Sharif S/o Abdul Latif Sharif and Shri. Mohd Yasina Hazi Dilawar Maka, same was duly registered in the office of Sub-Registrar Kamptee, at Sr. No. 1603/2023, dated 20.04.2023.
- 8) **Copy of** Tax Receipt Tax paid for the year 2024-25, vide its Receipt dated 19.09.2024.
- 9) **Copy of** Registered Sale Deed executed by Shri. Mohd. Javed Sharif S/o Abdul Latif Sharif and Shri. Mohd Yasina Hazi Dilawar Maka in favour of Shri. Prashant Shankar Sonkusre and Shri. Vishal Shankar Sonkusre, same was duly registered in the office of Sub-Registrar Kamptee, at SR. No. 3258/2025, dated 26.03.2025

Nagpur
Date : 10.09.2026

Sahil M.
Bhangde

(SAHIL M. BHANGDE)
ADVOCATE

Digitally signed by Sahil M.
Bhangde
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