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ADVOCATE

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RES:

63, Bajiprabhu Nagar,
Nagpur-440 033

ONLINE DOCUMENTS
LEGAL SCRUTINY REPORT

Date –30/09/2026

Ref. No. VSD/ICICI-HFC/SEPT 26/ (NAVIN 36)

APP. NO: - 77000352358

LOS. NO: - 10332115

To,

ICICI Home Finance Ltd.,
Dharampeth Branch Nagpur.

Dear Sir / Madam,

Legal Scrutiny Report in respect of the file of Ram Shobharam Sahu.

PART I: PROPERTY DETAILS:

- 1. Name of the Applicant/Borrowers : Ram Shobharam Sahu**
- 2. Name of the Co-applicant/s (if any) : Zuhi Ram Sahu**
- 3. Type of Loan : NRP**
- 4. Purpose of Loan : NRP-Builder Purchase**
- 5. Name of the Property Owner/s : M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai**
- 6. Description of the Property (with boundaries):**

All that **Proportionate 0.46%** undivided share and interest in the piece and parcel of land at **City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.),** being the portion of entire said land of **Mouza – Sitaburdi, Circle No. 19/27, bearing Sheet No. 29,** situated at **Kamptee Road, Sadar, Nagpur,** within the limits of **NIT & NMC,** bearing **House No. 59 & 59A in Ward No. 65,** Tahsil & District Nagpur together with **RCC Superstructures** comprising of **Shop No. 215 on the Second Floor, having a total Built up area of 27.980 Sq. Mtrs. (301.177 Sq. Ft.) & Carpet Area of 29.750 Sq. Mtrs. (320.229 Sq. Ft.)** in the Multistoried Building to be collectively known & styled as **“RAI TOWER”** and is bounded as under: -

On the East	:	Kamptee Road
On the West	:	Office of the Director of Public Heath
On the North	:	Mount Hotel and thereafter Mount Road
On the South	:	Girish Heights
- 7. Nature / Status of the Property : Freehold / Leasehold**
- 8. Type of Property : Residential / Commercial**

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Date – 30/09/2026

TITLE SEARCH & VERIFICATION REPORT

Name of the Borrower: - Ramkumar Shobhram Sahu

I/we Shri Vijay S. Deshpande, Advocate has investigated the title of **M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai** 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 **Proportionate 0.46%** undivided share and interest in the piece and parcel of land at **City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.)**, being the portion of entire said land of **Mouza – Sitaburdi, Circle No. 19/27, bearing Sheet No. 29**, situated at **Kamptee Road, Sadar, Nagpur**, within the limits of **NIT & NMC**, bearing **House No. 59 & 59A in Ward No. 65, Tahsil & District Nagpur** together with **RCC Superstructures** comprising of **Shop No. 215 on the Second Floor, having a total Built up area of 27.980 Sq. Mtrs. (301.177 Sq. Ft.) & Carpet Area of 29.750 Sq. Mtrs. (320.229 Sq. Ft.)** in the Multistoried Building to be collectively known & styled as **“RAI TOWER”** and is bounded as under: -

On the East	:	Kamptee Road
On the West	:	Office of the Director of Public Heath
On the North	:	Mount Hotel and thereafter Mount Road
On the South	:	Girish Heights

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

On online verification of the above mentioned document and title E-Search carried out by me I am of the opinion that initially the land at City Survey No. 1870/1 at Kh. No. 101/2, area admeasuring of 1453.92 Sq. Mtrs. (15650 Sq. Mtrs.) (1622.8 Sq. Mtrs. as per City Survey Records) and Nazul Lease hold land at City Survey No. 1872 comprising of Plot No. 102 at Kh. No. 108 & 102/2, area admeasuring 961.538 Sq. Mtrs. (10350 Sq. Ft.) (as per City Survey Records 970.40 Sq. Mtrs.), thus total area admeasuring 2415.40 Sq. Mtrs. (26000 Sq. Ft.) (2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) as per City Survey Records) of **Mouza – Sitaburdi, Circle No. 19/27, bearing Sheet No. 29**, situated at **Kamptee Road, Sadar, Nagpur**, within the limits of **NIT & NMC**, bearing **House No. 59 & 59A in Ward No. 65, Tahsil & District Nagpur** was owned & possessed by **M/s. R.M.S. Exhibitors** through its

Partner Shri Nawalkishore Shaligramji Rathi and **1st Period of Nazul Lease is Expired on 31/03/1948 and 2nd Lease Period is Expired on 31/03/1978 and 3rd Lease Period is Commencing from 01/04/1978 & Ending on 31/03/2008.**

Whereas the Collector Nagpur for Governor of Maharashtra renewed the lease for the City Survey No. 1872 comprising of Plot No. 102, area admeasuring 0.24 Acres i.e. 970.40 Sq. Mtrs. of Mouza – Sitaburdi, Circle No. 19/27 in favour of M/s. R.M.S. Exhibitors through its Partner Shri Nawalkishore Shaligramji Rathi and accordingly executed a registered Renewal of Lease of Intra Municipal / Nazul for Building Purposes bearing No. NGN-1-6242-2008, dt.05/11/2008 for the **Period Commencing from 01/04/2008 & Ending on 31/03/2038** and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 1. Thereby by virtue of registered Renewal of Lease M/s. R.M.S. Exhibitors through its Partner Shri Nawalkishore Shaligramji Rathi continues his lease hold rights for the Nazul Lease hold land at City Survey No. 1872 comprising of Plot No. 102.

Whereas the one partner of M/s. R.M.S. Exhibitors Shri Girishkumar Shaligramji Rathi executed a registered Power of Attorney for Admission bearing No. NGN-4-5244-2010, dt.29/10/2010 in favour of Shri Nileshkumar Nawalkishore Rathi and the document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 4.

Thereafter the owner M/s. R.M.S. Exhibitors through its Partners Shri Ramkisan Hiralal Kasat, Shri Kamalkishore Radhakisan Kasat, Shri Nawalkishore Shaligramji Rathi, Shri Girishkumar Shaligramji Rathi, Shri Nileshkumar Nawalkishore Rathi, Shri Anil Thankappan Nair, Shri Satish Sudarshan Lade, M/s. Umesh Properties Pvt. Ltd. through its Director Shri Umesh Bansilalji Patni transferred the City Survey No. 1870/1 at Kh. No. 101/2, area admeasuring of 1453.92 Sq. Mtrs. (15650 Sq. Mtrs.) (1622.8 Sq. Mtrs. as per City Survey Records) and Nazul Lease hold land at City Survey No. 1872 comprising of Plot No. 102 at Kh. No. 108 & 102/2, area admeasuring 961.538 Sq. Mtrs. (10350 Sq. Ft.) (as per City Survey Records 970.40 Sq. Mtrs.), thus total area admeasuring 2415.40 Sq. Mtrs. (26000 Sq. Ft.) (2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) as per City Survey Records) of Mouza – Sitaburdi in favour of Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant and accordingly executed a registered Sale Deed bearing No. NGN-4-5256-2010, dt.29/10/2010 on obtaining the NOC for Sale bearing No. 719/10, dt.15/06/2010 from Deputy Collector Nagpur and the document is duly registered in the Office of the Sub Registrar Nagpur 4, thereby by virtue of the said registered Sale Deed Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant became the absolute owner of the City Survey No. 1870/1 & and City Survey No. 1872 comprising of Plot No. 102/2 of Mouza – Sitaburdi.

Whereas the owner Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant has requested to take his name in the Government Records and therefore, the registered Supplementary Agreement bearing No. NGN-1-948-2019, dt.15/02/2019 in Rev. Case No. 16/NAA-48/2008 executed amongst Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant and Government of Maharashtra through its Nazul Officer Nagpur for the Nazul Lease hold land at City Survey No. 1872 comprising of Plot No. 102, are admeasuring 0.24 Acres i.e. 970.40 Sq. Mtrs. of Mouza – Sitaburdi and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 1 and accordingly its name is mutated in the City Survey Records vide Ferfar No. 9938, dt.11/02/2019.

Whereas the owner Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant applied for the conversion of said Nazul Lease hold land at City Survey No. 1872 comprising of Plot No. 102, are admeasuring 0.24 Acres i.e. 970.40 Sq. Mtrs. of Mouza – Sitaburdi to Nazul Free hold land and accordingly made an application to the Nazul Office Nagpur and made an necessary payment for it. Subsequently, the Tahsildar (Nazul) of Collector Office Nagpur issued

an Order in Rev. Case No. 06/MRC-81/2019-20, dt.28/10/2020 for conversion of said land as Bhogvatdar Class-1 (Nazul Free Hold Land) and accordingly such entry is mutated in the City Survey Records vide Ferfar No. 11184, dt.01/10/2021.

Thereafter the owner Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant decided to develop the City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2, are admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) of Mouza – Sitaburdi into Residential / Commercial Estate by constructing Multistoried Building and accordingly made an application to the Nagpur Municipal Corporation on the said plot. Subsequently the owner got the Building Plan duly sanctioned from Assistant Director of Town Planning Department of Nagpur Municipal Corporation vide their Permit No. 256/BP/Sitaburdi/TP/NMC/666, dt.09/11/2020 along with Sanctioned of Building Permit & Commencement Certificate vide Permit No. 256/BP/Sitaburdi/TP/NMC/666, dt.09/11/2020 from Assistant Director of Town Planning Department of Nagpur Municipal Corporation.

Thereafter the owner Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant transferred the City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) of Mouza – Sitaburdi in favour of M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai and accordingly executed a registered Sale Deed bearing No. NGN-3-2571-2021, dt.06/04/2021 and the document is duly registered in the Office of the Sub Registrar Nagpur 3, thereby by virtue of the said registered Sale Deed M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai became the absolute owner of the City Survey No. 1870/1 and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed) of Mouza – Sitaburdi and accordingly its name is mutated in the City Survey Records vide Ferfar No. 11094, dt.09/08/2021 and had paid the NMC Tax upto March 2025 vide Receipt No. RCPT2425344158, dt.30/12/2024 for House No. 59 & Receipt No. RCPT2425344174, dt.30/12/2024 for House No. 59/A.

Whereas the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai decided to develop the City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) of Mouza – Sitaburdi into Residential / Commercial Estate by constructing Multistoried Building on the said plot as per building plan which is already sanctioned by Assistant Director of Town Planning Department of Nagpur Municipal Corporation vide their Permit No. 256/BP/Sitaburdi/TP/NMC/666, dt.09/11/2020 and had started the construction of the said building as per the sanctioned Building Plan.

Whereas the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai executed a registered Deed of Declaration bearing No. NGN-2-3191-2021, dt.07/06/2021 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 2. Subsequently, the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai executed a registered Cancellation Deed for Deed of Declaration bearing No. NGN-2-1162-2025, dt.05/02/2025 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 2.

Whereas the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai applied for the revised building plan for the City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.) of Mouza – Sitaburdi by constructing a Residential / Commercial Estate by constructing

Multistoried Building on the said land. Subsequently, the owner got the revised building plan duly sanctioned by Deputy Director of Town Planner of Nagpur Municipal Corporation vide their Permit No. NMO/RB/2024/APL/00313/174401, dt.03/02/2025 along with Revised Sanctioned of Building Permission & Commencement Certificate vide Permit No. NMO/RB/2024/APL/00313/174401, dt.03/02/2025 from Deputy Director of Town Planner of Nagpur Municipal Corporation and had started the construction of the said building as per the sanctioned Building Plan.

Whereas the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai executed a Deed of Declaration bearing No. NGN-2-1163-2025, dt.05/02/2005 and the document is duly registered in Add Book No. 1 in the Office of the Sub Registrar Nagpur 2 and the said building is named & styled as “RAI TOWER”.

Whereas the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai a registered General Power of Attorney for Admission bearing No. NGN-2-1163-2025, dt.05/02/2025 in favour of Shri Roshan Ramashankar Mishra & Shri Romy Angel Gill and the document is duly registered in Add Book No. 4 in the Office of the Sub Registrar Nagpur 2.

That, thereafter the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai with intend to develop the said land by way of by demarcating a residential Building upon schedule land/Township and accordingly they had submitted its propose project “RAI TOWER” under the provisions of Maharashtra Real Estate Regulatory Act, with Maharashtra Real Estate Regulatory Authority (MAHA RERA) vide its Registration No. P50500029625, dt.11/06/2025 and which is valid upto 31/03/2028.

However, the Original registered Renewal of Lease of Intra Municipal / Nazul for Building Purposes bearing No. NGN-1-6242-2008, dt.05/11/2008 & registered Sale Deed bearing No. NGN-4-5256-2010, dt.29/10/2010 lost from the custody of the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai and therefore he filled a Police Complaint for loss of title document on 19/04/2025 in Ganeshpeth Police Station.

Whereas now the owner M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai through POA holder Shri Romy Angel Gill decided to disposed of the scheduled property at RCC Superstructures comprising of Shop No. 215 on the Second Floor, having a total Built up area of 27.980 Sq. Mtrs. (301.177 Sq. Ft.) & Carpet Area of 29.750 Sq. Mtrs. (320.229 Sq. Ft.) along with 0.46% undivided share and interest in the piece and parcel of land at City Survey No. 1870/1, area admeasuring of 1622.8 Sq. Mtrs. and City Survey No. 1872 comprising of Plot No. 102/2 as per 2021 Sale Deed (102 as per Lease Deed), area admeasuring 970.40 Sq. Mtrs., thus total area admeasuring 2593.2 Sq. Mtrs. (27913.20 Sq. Ft.), being the portion of entire said land of Mouza – Sitaburdi, Circle No. 19/27, bearing Sheet No. 29, situated at Kamptee Road, Sadar, Nagpur, within the limits of NIT & NMC, bearing House No. 59 & 59A in Ward No. 65, Tahsil & District Nagpur in the building named and styled as “RAI TOWER” in favour of Shri Ram Shobahram Sahu.

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. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai** 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. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai** Nagpur becomes the owner of the above said plot. Hence, accordingly, **M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai** 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 Renewal of Lease of Intra Municipal / Nazul for Building Purposes bearing No. NGN-1-6242-2008, dt.05/11/2008 executed by Collector Nagpur for Governor of Maharashtra in favour of M/s. R.M.S. Exhibitors through its Partner Shri Nawalkishore Shaligramji Rathi.
2. Copy of NOC for Sale bearing No. 719/10, dt.15/06/2010 issued by Deputy Collector Nagpur.
3. Copy of registered Power of Attorney for Admission bearing No. NGN-4-5244-2010, dt.29/10/2010 executed by Shri Girishkumar Shaligramji Rathi in favour of Shri Nileshkumar Nawalkishore Rathi.
4. Copy of registered Sale Deed bearing No. NGN-4-5256-2010, dt.29/10/2010 between M/s. R.M.S. Exhibitors through its Partners Shri Ramkisan Hiralal Kasat, Shri Kamalkishore Radhakisan Kasat, Shri Nawalkishore Shaligramji Rathi, Shri Girishkumar Shaligramji Rathi, Shri Nileshkumar Nawalkishore Rathi, Shri Anil Thankappan Nair, Shri Satish Sudarshan Lade, M/s. Umesh Properties Pvt. Ltd. through its Director Shri Umesh Bansilalji Patni in favour of Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant.
5. Copy of registered Supplementary Agreement bearing No. NGN-1-948-2019, dt.15/02/2019 in Rev. Case No. 16/NAA-48/2008 amongst Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant and Government of Maharashtra through its Nazul Officer Nagpur.
6. Copy of Aakhiv Patrika mutated in the name of Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant vide Ferfar No. 9938, dt.11/02/2019.
7. Copy of Order in Rev. Case No. 06/MRC-81/2019-20, dt.28/10/2020 issued by Tahsildar (Nazul) of Collector Office Nagpur in favour of between Shri Laxman Manohar Sawant.
8. Copy of Sanctioned Building Plan vide Permit No. 256/BP/Sitaburdi/TP/NMC/666, dt.09/11/2020 issued by Assistant Director of Town Planning Department of Nagpur Municipal Corporation.
9. Copy of Sanctioned of Building Permit & Commencement Certificate vide Permit No. 256/BP/Sitaburdi/TP/NMC/666, dt.09/11/2020 issued by Assistant Director of Town Planning Department of Nagpur Municipal Corporation.
10. Copy of registered Sale Deed bearing No. NGN-3-2571-2021, dt.06/04/2021 between Scroll Vinimay Pvt. Ltd. through its Director Shri Laxman Manohar Sawant in favour of M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai.
11. Copy of Aakhiv Patrika mutated in the name of M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai vide Ferfar No. 11094, dt.09/08/2021.
12. Copy of NMC Tax Paid Receipt No. RCPT2425344158, dt.30/12/2024 issued by Nagpur Municipal Corporation for House No. 59.
13. Copy of NMC Tax Paid Receipt No. RCPT2425344174, dt.30/12/2024 issued by Nagpur Municipal Corporation for House No. 59/A.
14. Copy of registered Cancellation Deed for Deed of Declaration bearing No. NGN-2-1162-2025, dt.05/02/2025 executed by M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai.
15. Copy of Revised Sanctioned Building Plan vide Permit No. NMO/RB/2024/APL/00313/174401, dt.03/02/2025 issued by Deputy Director of Town Planner of Nagpur Municipal Corporation.

16. Copy of Revised Sanctioned of Building Permission & Commencement Certificate vide Permit No. NMO/RB/2024/APL/00313/174401, dt.03/02/2025 issued by Deputy Director of Town Planner of Nagpur Municipal Corporation.
17. Copy of MAHARERA Registration Certificate bearing No. P50500029625, dt.11/06/2025.
18. Copy of Deed of Declaration bearing No. NGN-2-1163-2025, dt.05/02/2005 executed by M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai.
19. Copy of registered General Power of Attorney for Admission bearing No. NGN-2-1163-2025, dt.05/02/2025 executed by M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai in favour of Shri Roshan Ramashankar Mishra & Shri Romy Angel Gill.
20. Copy of Police Complaint dt.19/04/2025 in Ganeshpeth Police Station for Loss of Property Documents.
21. Copy of Agreement to Sale between M/s. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai through POA holder Shri Romy Angel Gill in favour of Shri Ramkumar Shobhram Sahu
22. Original Title Search Report issued by Adv. Vijay S. Deshpande, dt.23/09/2026

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. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai Nagpur acquired title and interest over the property under search.

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

NO. Recent NMC 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. MH011136626202627E 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.

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. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai** 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. Rai Udyog Ltd. through its Managing Director Shri Kishor Gopichand Rai**. 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: 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: 2026.09.30 13:07:20 +05'30'

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