

Santosh Nagar, Agashe Gurukul, Malkapur, Akola. 444 004.
E-mail ID : sanjeevbochare@gmail.com

Date: 21/08/2026

To,

The Manager,
ICICI Home Finance Co. Ltd.,
Br. Buldhana Tq. Dist. Buldhana

TITLE VERIFICATION AND NO ENCUMBRANCE CERTIFICATE

As per the request & documents provided, I'm submitting this report in respect of the property described in Schedule-I below. Therefore I have duly inspected Index-II Registers in Sub Registrar, Vide Receipt No. MH008796377202627U Dt. 21/08/2026.

Perusal of documents, revenue records and title deeds reflects that initially an agricultural land measuring about 03H.74R. out of F. S. No. 70/4 Gat No. 254 of mauje Sagwan, Tq. & Dist. Buldhana was owned by Mrs. Tulsabai Totaram Kalwaghe who then got it converted into residential use as per order of S.D.O. Buldhana Vide R. C. No. NAP-34/Sagwan/17/1982-83 of Dt. 20/09/1983.

That out of the said layout Plot No. 10 measuring about 314.50 was purchased & owned by doing the life time Mrs. Nalini Shashikant Rayaram betqueathed that Plot No. 10 to Mrs. Sudha Shashikant Rayaram Vide Regd. Will Deed Sr. No. 4822 of Dt. 03/12/2003n. After the demise of Mrs. Nalini Shashikant Rayaram that Plot No. 10 was acquired & owned y by Mrs. Sudha Shashikant Rayaram as per Will Deed. There is mutation entry to that effect vide entry No. 7903 of Dt. 05/12/2009..

Then out of total 314.50Sq.mtrs. of Plot Mrs. Sudha Shashikant Rayaram agreed to sale Eastern Part of North-South Division of Plot No. 10 measuring about 112.14Sq.mtrs. to Mrs. Nirmala Vilas Khandekar Vide Regd. Agreement of Sale Sr. No. 1267 of Dt. 05/03/2012 & thereafter executed Sale Deed in her favour Vide Regd. Sale Deed Sr. No. 6282 of Dt. 29/12/2012.

Now Mrs. Nirmala Vilas Khandekar agreed to sale that Eastern Part of North-South Division of Plot No. 10 measuring about 112.14Sq.mtrs. to Shubham Prashant Bansod

Perusal of the documents shows that presently title of the subject matter of property is without any charge, loan and encumbrance and is marketable.

However the charge or any right created by unregistered documents in respect of the property in question could not be ascertained or discovered from the Public/Govt. Records. Hence by way of an abundant precaution, an affidavit from the owner of the property, be obtained, stating on oath that the title to the property in question is clear, unencumbered and free from any charge, loan and has not been sold, alienated, transferred in any way or no any third party interest is created by way of lease, rent or in any way.

SCHEDULE-I

All That Piece & Parcel of Eastern Part of North-South Division of Plot No. 10 measuring about 112.14Sq.mtrs. out of Gat No. 254 of mauje Sagwan, converted to N.A. as per order of SDO Buldhana Vide R. C. No. NAP-34/Sagwan/17/1982-83 of Dt. 20/09/1983, situated within the limit of G. P. Sagwan Tq. & Dist. Buldhana which is bounded by :-

East : Plot No. 11

West : Part of Plot No. 10

North : Another Layout

South : Road

Yours truly,

Sanjeev
Ramdas
Bochare
Adv. Sanjeev R. Bochare

Digitally signed
by Sanjeev
Ramdas Bochare
Date: 2026.08.21
17:11:27 +05'30'