

Sahil M. Bhangde

LL.M

ADVOCATE

Plot No.167, Bajiprabhu Nagar, 5th Lane,
Near Madras Temple, Near Ramnagar,
NAGPUR-440 010

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PNB HOUSING FINANCE LIMITED LEGAL TITLE OPINION/SRO SEARCH REPORT

Ref. No. : - 2026/SMB/PNB/OPN/LEG/SEPT/25

Login: - HOU/NAG/0826/5207851

Date: 19/09/2026

Report: - Positive

Search Receipt No. : GRN MH010465582202627E

Date of search receipt : 19/09/2026

Search for the period from : 2014-2026= 13 Years.

ANNEXURE : Search Receipt

Sub-Registrar office at Nagpur.

Type of Case : Plot Purchase

To,

The Branch Manager,

PNBHFL,

Nagpur.

Sir,

As desired by you the records of Sub-Registrar, Nagpur have been verified by me for the period of last 13 Years for investigation of title in respect of the below mentioned property. I have also verified documents mentioned in schedule. On the basis of said documents my REPORT/CERTIFICATE is given as under:-

SUB: - TITLE CLEARANCE CERTIFICATE

- Name/s of all the Title holders/Present Owner/s of the Property/Properties:

Shri. Mayur Shivaji Chavhan

- Name/s of the person/s offering mortgage.

1) Smt. Rupali Ashish Thakre

2) Shri. Ashish Gangadhar Thakre

- Status of the Owner/s and Mortgagor/s : Individual

- Description of the Property:

All that undivided Southern Portion of Plot No. 91 admeasuring 69.677 Sq. Mts, (750 Sq. ft.) along with RCC Construction admeasuring about 51.09 Sq. Mt. out of total admeasuring about 139 Sq. Mt. (1500 Sq. ft.), being a portion of entire land bearing KH. NO. 3/1/G of Mouza- Manewada bearing PH No.39, City Survey No. 162 of Sheet No. 3 bearing Municipal Corporation House No. 5882 situated at Ward No. 14 within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur in Tahsil and District Nagpur and the same is bounded as under :-

On the East : 10 foot Lane
On the West : 30 foot road
On the North : Remaining portion of Plot No. 91
On the South : Plot No. 92

Particulars of all documents made available for verification:

- Copy of Registered sale deed executed by Shri. Natthuji Rajaramji Tale in favor of Shri. Ranchandra Bakaram Devdhagale, Same was duly registered in the office of Sub- Registrar Nagpur No.1 at Sr. No. 920 dated 04/02/1966.
- Certified Copy of Registered sale deed executed by Shri. Ramchandra Bakaram Devdhagale in favor of Shri. Gajanan Narayanrao Chavhan, Same was duly registered in the office of Sub- Registrar Nagpur No. 1 at Sr. No. 1323 dated 11/08/1987.
- Copy of Sanctioned Building Plan & Permit Sanctioned by Building Engineer Nagpur Improvement Trust, Nagpur, dated 08/07/1991.
- Original Registered Sale Deed executed by 1) Smt. Shkuntala Gajanan Chavhan, 2) Sjhro. Kunal Gajanan Chavhan, 3) Smt. Rupali Gajanan Chavhan, in favor of Shri. Mayur Shivaji Chavhan, Same was duly registered in the office of Sub- Registrar Nagpur No. 2 at Sr. No. 884/2019 dated 01/02/2019.

Copy of Akhivpatrika in the name of Shri. Mayur Shivaji Chavhan, dated 04/01/2022.

Copy of Tax Receipt paid for the year 2025-2027, dated 30/06/2026

Copy of Notarized Agreement to Sell executed by Shri. Mayur Shivaji Chavhan in favor of 1) Smt. Rupali Ashish Thakre, 2) Shri. Ashish Gangadhar Thakre, bearing Notarial Registration No. 1125, dated 29/08/2026.

Copy of layout plan.

- Year up to which the property tax/society charge has been paid:

