

Sahil M. Bhangde

LL.M

ADVOCATE

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PNB HOUSING FINANCE LIMITED **LEGAL TITLE OPINION/SRO SEARCHREPORT**

Ref No. : - **2026/SMB/PNB/OPN/LEG/JUN/57**

Date: 26/06/2026

Login: - **HOU/NAG/0526/5111377**

Search Receipt No. : **GRN MH005274092202627E**
Date of search receipt : **26/06/2026**
Search for the period from : **2014-2026 = 13 Years.**
ANNEXURE : **Search Receipt**
Sub-Registrar office at Nagpur :
Type of Case : **Internal seller BT**

To,

The Branch Manager,

PNBHFL,

Civil Line, Nagpur.

Sir,

As desired by you the records of Sub-Registrar, **Nagpur Rural**, 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
1) **Shri. Harshal Dipak Wairagade**
2) **Sau. Rajashri Harshal Wairagade**
Name/s of the person/s offering mortgage.
Sau. Kiran Harshal Mangesh

▪ **Description of the Property**

All that RCC Super structure comprising of **Duplex No. 05**, covering built up area 72.509 Sq. Mtrs, together with 13.768 % undivided share and interest in all that piece and parcel of land bearing **Plot Nos. 21, 22, 23 & 24**, having total area about 684 Sq.Mtrs., being portion of entire land bearing **Kh. No. 77 & 78 of Mouza-Godhani (RLY)**, bearing **P.H No. 12A**, situated within the limits of Grampanchayat Godhani (RLY), in Tahsil Nagpur(Rural) and District Nagpur and same is bounded as under.

On the East	:	Layout Boundaries,
On the West	:	Road,
On the North	:	Duplex No. 04,
On the South	:	Duplex No. 06.

Particulars of all documents made available for verification:

1. **Copy of NA Order** passed by District Collector Nagpur in Revenue Case No. 65/NAP-34/2001-02, dated 12/12/2001. (**Kh. No. 78**)
2. **Copy of NA Order** passed by District Collector Nagpur in Revenue Case No. 90/NAP-34/2000-01, dated 22/11/2001. (**Kh. No. 77**)
3. **Copy of Registered Sale Deed** executed by Aradhana Co-operative Housing Society, Ltd, Nagpur, acting through its President Shri. Narayan Sadashiv Thakre in favour of Shri. Kapil Kishore Shivpeth, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 4987/2006, dated 18/09/2006. (**Plot No. 22**)
4. **Copy of Sanctioned Building Plan** duly sanctioned and approved by the Grampanchayat Godhani (RLY), vide its resolution dated 15/07/2008.
5. **Copy of Sanctioned Layout Plan** duly sanctioned and approved by the Assistance Director of Town Planning, vide its letter No. SSNG/1626, dated 19/05/2009.
6. **Copy of Registered Power of Attorney** executed by Shri. Sanjay Atmaram Muneshwar in favour of M/s. Taha Infrastructure, through its Proprietor Shri. Mushtafa Islambhai Topiwala, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6367/2011, dated 16/09/2011. (**Plot No. 23**)
7. **Copy of Registered Power of Attorney** executed by Shri. Kapil Kishore Shivpeth in favour of M/s. Taha Infrastructure, through its Proprietor Shri. Mushtafa Islambhai Topiwala, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6391/2011, dated 17/09/2011. (**Plot No. 22**)
8. **Copy of Registered Power of Attorney** executed by Smt. Lalita Rajkumar Shivpeth in favour of M/s. Taha Infrastructure, through its Proprietor Shri. Mushtafa Islambhai Topiwala, same was duly registered in the office of Sub-Registrar Nagpur No. 7, at Sr. No. 6393/2011, dated 17/09/2011. (**Plot No. 21**)