

MAKARAND M. PATHAK
 Advocate & Notary (Govt. of India)
 Plot No. 100, Bank Colony,
 Bhagwan Nagar, Nagpur - 440027.
 Mo. 9890387594, 8600109403
 E-mail – makarandpathak.2010@gmail.com

PNB HOUSING FINANCE LIMITED
LEGAL TITLE OPINION/SRO SEARCHREPORT

Login No. HOU/NAG/0626/5130716	Date: - 21/07/2026
Report :	Positive
Search Receipt No. :	GRN MH006778540202627E
Date of search receipt :	21/07/2026
Search for the period :	13 Years
ANNEXURE :	Search Receipts
	Sub-Registrar office at Nagpur
Type of Case :	Plot Purchase

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. Shankar Vitthal Thakre & Shri. Sanket Shankar Thakre
- Name/s of the person/s offering mortgage: - Shri. Anket Meghashyam Sirsikar
- Status of the Owner/s and Mortgagor/s: - Individual
- **Description of the Property**

All that piece & parcel of the land bearing **Plot No. 11**, total admeasuring about 154.01 Sq. Mtrs., (i.e. 1657.76 Sq. Mtrs.) being a part and portion of the entire land bearing Kh. No. 46/1 Part, situated at **Mouza - Narsala**, P. H. No. 37, within the limits of N.M.C., Tahsil and District Nagpur and bounded as below: -

East	:	9.00 Mtrs. Wide Road
West	:	Khasra Boundary
North	:	Plot No. 12
South	:	Plot No. 10

▪ **Particulars of all documents made available for verification**

1. Copy of Irrevocable Power of Attorney dt. 02/11/2004, bearing Sr. No. 7029, executed by 1. Shri. Dhanraj Balwantrao Kapse, 2. Shri. Vinayak Balwantrao Kapse, 3. Shri. Sarjerao Balwantrao Kapse, 4. Smt. Sakwar Yashwant Kapse, 5. Smt. Rajas Sadhu Guddhe, 6. Smt. Shantabai Balwantrao Kapse in favour of Shri. Dinesh Dhanraj Kapse
2. Copy of Sale Deed dt. 17/04/2006, bearing Sr. No. 1699, executed by 1. Shri. Dhanraj Balwantrao Kapse, 2. Shri. Vinayak Balwantrao Kapse, 3. Shri. Sarjerao Balwantrao Kapse, 4. Smt. Sakwar Yashwant Kapse, 5. Smt. Rajas Sadhu Guddhe, 6. Smt. Shantabai Balwantrao Kapse all acting through POA holder Shri. Dinesh Dhanraj Kapse in favour of 1. Smt. Dipti Deepak Khutate (Khandelwal), 2. Smt. Babita Sharad Khutate (Khandelwal) & 3. Smt. Sangita Rajesh Khutate (Khandelwal)
3. Copy of Sale Deed dt. 15/07/2025, bearing Sr. No. 8216, executed by 1. Smt. Dipti Deepak Khandelwal (Khutate) 2. Smt. Babita Sharad Khandelwal (Khutate) & 3. Smt. Sangita Rajesh Khandelwal (Khutate) in favour of Shri. Shankar Vitthal Thakre & Shri. Sanket Shankar Thakre
4. Copy of Layout Plan issued by N.I.T. for Approval Only