

MAKARAND M. PATHAK
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
makarandpathak.2010@gmail.com

VETTING REPORT

To,
The Manager,
PNB Housing Finance Ltd.,
Branch Office: Nagpur – 440 001

Login No. HOU/NAG/0426/5081792

Sub: - Original Documents Verification in Loan case of Mr. Ranjeet

Dear Sir

In continuation of my Legal Scrutiny Report I submit the Verification Report of Original Documents as under

- I. Name of the Title Holder : Mr. Ranjeet
- II. Name of the Borrower : Mr. Ranjeet
- III. Nature of the Transaction : Purchase
- IV. Description of the Property :

All that piece and parcel of the land bearing **Plot No. 26**, admeasuring area 111.450 Sq. Mtrs. (1199.647 Sq. Ft.) out of the sanctioned layout known as “**Silver Star- 3**”, carved out on the Non-Agricultural land bearing **Kh No. 106/1**, situated at **Mouza – Nagalwadi**, P. S. K. 6B, within the limits of Tahsil Hingna and District Nagpur and the said land is bounded as under: -

East	:	Plot No. 13 & 14
West	:	9.00 Mtr. Wide Road
North	:	Plot No. 27
South	:	Plot No. 25

V. List title deeds examined

1. Original Sale Deed dt. 11/08/2026, bearing Sr. No. 17306 Reg. On. 09/09/2026, executed by M/s Tirupati Developers acting through it's Partners 1. Shri. Prashant Manoharrao Bongirwar & Shri. Rahul Arunrao Urganlawar in favour of Mr. Ranjeet (with RR)
2. Original Own Contribution Receipt dt. 05/06/2026, 10/06/2026, 27/07/2026 & 29/07/2026, issued by the Builder
3. Original Allotment Letter from Builder dt. 30/07/2026
4. Original Demand Letter from Builder dt. 30/07/2026
5. Original NOC for mortgage from Builder dt.30/07/2026
6. Original Possession Letter dt. 09/09/2026, issued by Builder

I find no defects in the title of the persons offering mortgage: -

Nagpur: -
Dt.10/09/2026

MAKARAND M. PATHAK
Advocate
MAKARAND M. PATHAK
ADVOCATE & NOTARY
NAGPUR DIST (M.S.) INDIA

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CHALLAN
MTR Form Number-6



GRN	MH008101730202627E	BARCODE			Date	11/08/2026-13:56:04		Form ID	25.1		
Department Inspector General Of Registration					Payer Details						
Type of Payment Stamp Duty and Registration Fee together					TAX ID / TAN (If Any)						
					PAN No.(If Applicable)		AAEXXXXXXX				
Office Name NGP7_JT NAGPUR NO 7 SUB REGISTRAR					Full Name		TIRUPATI DEVELOPERS				
Location NAGPUR					Flat/Block No.		MOUZA NAGALWADI				
Year 2026-2027 One Time					Premises/Building						
Account Head Details				Amount In Rs.	Road/Street		HINGNA				
0030046401 Stamp Duty				133200.00	Area/Locality		NAGPUR				
0030063301 Registration Fee				22200.00	Town/City/District						
					PIN		4 4 0 0 2 3				
					Remarks (If Any)						
					PAN2=CJOPR1601R-SecondPartyName=RANJEET-CA=2219300-Mark						
					etval=486000						
Total				1,55,400.00	Amount In Words		One Lakh Fifty Five Thousand Four Hundred Rupees Only				
Payment Details STATE BANK OF INDIA					FOR USE IN RECEIVING BANK						
Cheque-DD Details					Bank CIN	Ref. No.	00040572026081172765		CK00RJRRW5		
Cheque/DD No.					Bank Date	RBI Date	11/08/2026-14:25:57		Not Verified with RBI		
Name of Bank					Bank-Branch		STATE BANK OF INDIA				
Name of Branch					Scroll No. , Date		Not Verified with Scroll				

Department ID : XXXXXX2970
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दखन निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-७
 १६३०६/२०२६
 १/२०



THE SUB-REGISTRAR, HINGNA (GRAMIN)
SALE DEED

RS. 22,19,300/- (RS. TWENTY TWO LAKHS NINETEEN THOUSAND THREE HUNDRED ONLY)

Government Value as per ready recknor Division No. 9.1, Page No. 2317, Mouza-Nagalwadi, Tahsil-Hingna Gramin, Dist. Nagpur @ 4,360/- per Sq. Mtrs. for the year 2026, is **Rs. 4,86,000/-**

Stamp Duty paid at **Rs. 1,33,200/-** & Registration Fees paid at **Rs. 22,200/-**

Plot No. 26, admeasuring (111.450 Sq. Mtr.) (1199.647 Sq.ft.)

Project - "SILVER STAR-3" Mouza - NAGALWADI, Kh. No. 106/1

This Deed of Sale of Plot is made and executed on this **11th** Day of **Aug.** 2026

M/S. TIRUPATI DEVELOPERS (PAN No. AAFT 2905 K),
Having its office at 3rd floor, NKY Tower, Ajni square, Nagpur - 440 015.

THROUGH ITS PARTNERS,

1) SHRI. PRASHANT S/O MANOHARRAO BONGIRWAR,

Aged 56 Years, Occupation - Business,

Aadhar Unique Identity No. 2563 1565 3287

R/O. Plot No. 11-A, Near Dhanwantari Hospital, Khare Town, Dharampeth, Nagpur-440010, Tahsil and District - NAGPUR

Cell No. 9922944052,

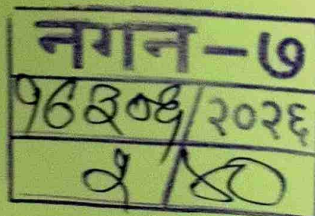
AND

2) SHRI. RAHUL S/O ARUNRAO UPGANLAWAR,

Aged 52 years, Occupation - Business,

Aadhar Unique Identity No. 6728 4935 3791

R/O. Flat No. 304, Akshay Heights, Plot No. 202, Cement Road, Shivaji Nagar, Nagpur, Pin Code No. 440010, Tahsil and District - NAGPUR, Cell No. 9561800888,



Through their Power of Attorney Holder for Admission,
SHRI. PRASHANT S/O. SHRIRAMJI RATHOD,
Aadhar No. 7751 5008 3919

Aged - 35 Years, Occupation - Service,

R/o. Hanuman Mandir 26, Shivsunder Nagar, Dighori, Umred Road, Nagpur,
 Pin Code-440009. (Mobile No. 9922944052)

Hereinafter called the **VENDOR**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PARTNERSHIP FIRM** and its **PARTNERS**, as well as, their respective heirs, legal representatives, executors, administrators, successors and assigns of the **ONE PART**.

AND

MR. RANJEET

Aged 29 years, Occupation - Service

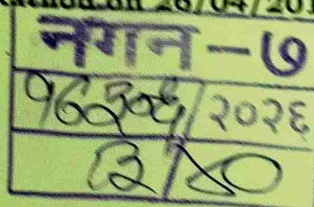
R/O. S/O. Rajkumar, 23/3, PH. No. 19, Khapakhteda-1, Khapakhteda Amla, Amla, Betul, Madhya Pradesh, Pin Code-460551.

(PAN NO. CJOPR1601R) (AADHAR NO. No. 7572 4401 8579)

Mobile No. 7400612970, Email - ranjeetrawat591@gmail.com

Hereinafter called the **PURCHASER**, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said **PURCHASER**, as well as, his/her/their heirs, legal representatives, executors, administrators, successors and assigns of the **OTHER PART**.

WHEREAS, the Vendors M/s. Tirupati Developers acting through its Partner Shri Prashant Manoharrao Bongirwar and Shri Rahul Arunrao Urganlawar being pre-occupied in their activities and therefore unable to visit the Office of the concern of Sub-Registrar of Assurances of Nagpur, executed a registered General Power of Attorney only for admitting the contents of the documents to the extent of their execution only, in favour of **Shri Prashant Shriramji Rathod** on 26/04/2016 at No NGN-S 1167/2016 in the

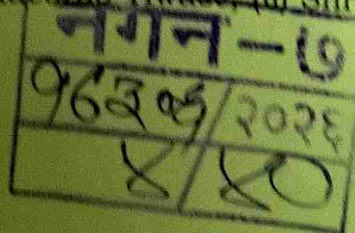


Office of the Sub-Registrar Nagpur City - 8 and thereby **Shri Prashant Shriramji Rathod** is admitting document of sale in front of Sub- Registrar of Assurance of Hingna/Nagpur Gramin.

WHEREAS the Vendor named hereinabove own and possess the properties comprising ALL THOSE Pieces and Parcels of land bearing **Plot Nos. 1 to 66, 70, 71, 73, 75 to 89 and 92 to 95**, [Total 88 Plots] out of the sanctioned layout known and styled as **"SILVER STAR-3"**, containing by total admeasurements **14194.100 Sq. Mtrs.** (i.e. 152785.292 Sq. Fts.), being a part or portion of the entire Non Agricultural land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA - NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, Khate No. 446 and including all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Nagpur Metropolitan Regional Development Authority and Grampanchayat Nagalwadi, in Tahsil - Hingna and District - NAGPUR and more particularly described in the schedule hereunder written; AND

WHEREAS the property comprising ALL THAT Piece and Parcel of Agricultural Land bearing Survey / Khasra / Gut No. 106/1 of MOUZA - NAGALWADI, P.S.K. 6, having an area of 3.83 Hectares (i.e. 9.46 Acres), held in Occupancy Class-1 Rights and including all other easementary rights appurtenants and belonging thereto, situated at Village - Nagalwadi in Tahsil and District - NAGPUR, Originally belonged to (i) Smt. Nanubai Mahadeorao Tiwase, (ii) Shri. Anandrao Mahadeorao Tiwase and (iii) Shri. Vasantrao Mahadeorao Tiwase as a recorded Co-owners thereof being their separate property and the same accordingly recorded in the Revenue Records; AND

WHEREAS the aforesaid Co-Owners namely (i) Smt. Nanubai Mahadeorao Tiwase, (ii) Shri. Anandrao Mahadeorao Tiwase and (iii)

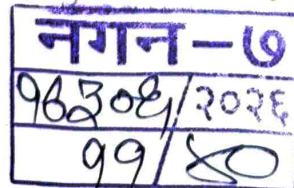


Tahsil - Hingna and District — NAGPUR, by way of Sale to M/s. TIRUPATI DEVELOPERS, the Vendor named hereinabove, by a Sale Deed Dated 25-09-2024, which is duly registered at the Office of the Joint Sub Registrar, Hingna in Book No. 1 at Serial No. HGN/9879/2024 on even date and the same is accordingly recorded in the Revenue Records vide Ferfar Entry No. 2347 dated 18/10/2024; As result therefore the aforesaid M/s. TIRUPATI DEVELOPERS, has now become an exclusive, absolute and full Owner of the property with heritable and transferable rights therein and the same is accordingly recorded in the Revenue Records; AND

WHEREAS, the present owners, M/s. Tirupati Developers, acting through its Partners Mr. Prashant Manoharrao Bongirwar and Mr. Rahul Arunrao Urganlawar, have carried out further development activities in the said project. **The said plot has been regularized by NMRDA vide its RL Letter No. A.E.(WEST)/NMRDA/1058 dated 19/12/2024 Accordingly, the scheduled property stands as a fully regularized Non-Agricultural (NA) plot of land.**

WHEREAS for variety of reasons and other good causes the Vendor has now decided to sell the Plot of land out of the aforesaid layout to any interested buyer and to utilise the sale proceeds thereof in its interests; AND

WHEREAS the Purchaser being desirous of owning a Plot in the above said lay- out had approached the Vendor and has paid the agreed consideration as per the agreement between the parties hereto and hence the Vendor want to convey the Plot of land as described below in the name of the Purchaser for a total consideration of **Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)** on the terms and conditions agreed between the parties hereto as under:

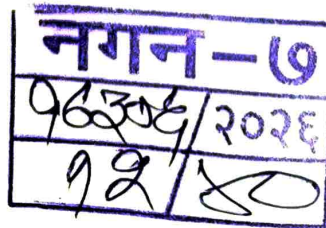


NOW THEREFORE THIS DEED OF SALE WITNESSETH AS FOLLOWS :

(1) **THAT**, in pursuance of the sale deed in consideration of the total of **Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)** paid by the Purchaser to the Vendor in the manner appearing herein below, the receipt of which the hereby Vendor does acknowledge being the absolute Owner of the said land, does hereby convey, grant, sell and transfer the ALL THAT Piece and Parcel of land bearing **Plot No. 26**, out of the sanctioned layout known and styled as **"SILVER STAR-3"**, containing by admeasurements **111.450 Sq. Mtrs. (i.e. 1199.647 Sq. Ft.)**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA - NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, and including all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Nagpur Metropolitan Regional Development Authority and the Grampanchayat Nagalwadi, in Tahsil - Hingna and District - NAGPUR, hereinafter termed shortly as the **"SAID PLOT/PROPERTY"** more particularly described in schedule to and unto the Purchaser to hold the same as an absolute owner, free from all encumbrances and also free from payment of Non-Agricultural Assessment, Grampanchayat Taxes, Cesses, and all other outgoings etc. levied thereon and payable upto date.

MANNER OF PAYMENT:

- 1) **Rs. 50,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 615611447567 Dated 05/06/2026.
- 2) **Rs. 50,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 616157414899 Dated 10/06/2026.
- 3) **Rs. 91,935/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 620833863331 Dated 27/07/2026.
- 4) **Rs. 30,365/-** payment paid by the purchaser to M/S. Tirupati Developers by way of UPI/ 657638578394 Dated 29/07/2026.



5) **Rs. 19,97,000/-** payment paid by the purchaser to M/S. Tirupati Developers by way of D.D./Cheque no. 308865 Dated 07/09/2026 Drawn on Punjab National Bank K.G. Marg, New Delhi by availing plot loan from PNB Housing Finance Ltd. Chhaoni, Nagpur, the receipt whereof is hereby acknowledged by the Vendors.

Rs. 22,19,300/- (Rupees Twenty Two Lakhs Nineteen Thousand Three Hundred Only)

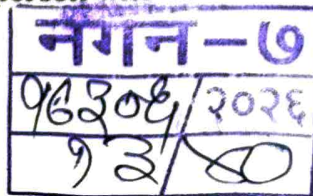
THAT out of the aforesaid Sale consideration, **Rs. 22,19,300/-** have been paid by the purchaser to the vendor hereto are well aware of provision under Section 269SS, 269T and 270D of the Income Tax Act, 1961.

(1) **THAT** it is specifically agreed and understood by the Purchaser named hereinabove in case of dishonour of any of the Cheques for wants of fund or by any reason, this Deed of Conveyance/Sale shall stand null & void and the Vendor named hereinabove shall regain the absolute Ownership of said property alongwith restoration of possession.

(2) **THAT** the Vendor has good, valid and marketable title to the property hereby sold and it has absolute right and full authority to convey, assign and transfer the same by way of sale to the Purchaser absolutely forever.

(3) **THAT** the Vendor further assures the Purchaser that the Property hereby sold is its separate property belonging to it and that none except it has acquired any manner of right, title and/or interest whatsoever in respect of the same.

(4) **THAT** the property hereby sold shall be quietly entered into and upon and held and enjoyed and the rents and profits received there from by the Purchaser without any interruption or disturbance by the Vendor or any person claiming through or in trust for it and without any lawful interruption or disturbance by any other person who-so-ever.



(11) **THAT**, in case the Purchaser is deprived of the whole or any part of the property hereby sold by reason of any defect found in the title of the Vendor or any encumbrance or charge on the same to which this sale is not subject, the Vendor will pay to the Purchaser by way of damages, the whole amount of sale price or such part of it, as shall bear the same proportion to the whole property, as such part of the property shall bear to the whole property, as the case may be.

(12) **THAT**, the Vendor has delivered all the relevant documents relating to the property hereby sold to the Purchaser at the time of Registration of this Sale Deed.

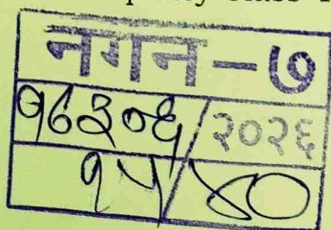
(13) **THAT**, it is agreed, understood and accepted by the Purchaser that GST and Service Tax if applicable on the instant transaction of sale is specifically agreed to be borne and paid by the Purchaser and in no circumstances Vendor shall be held liable for payment of such charges.

(14) **THAT**, the Purchaser, shall construct his/her/their Residential House on the said plot of land in the accordance with the existing building construction rules and regulations of the Nagpur Metropolitan Regional Development Authority, Nagpur.

(15) **THAT** all expenses on account of preparation and execution of this Sale Deed including the cost of Stamp Duty and Registration Fees payable thereon have been borne and paid by the Purchaser.

SCHEDULE REFERRED TO ABOVE
(RESIDENTIAL)

ALL THAT Piece and Parcel of land bearing **Plot No. 26** out of the sanctioned layout known and styled as "**SILVER STAR-3**", containing by admeasurements **111.450 Sq. Mtrs. (i.e. 1199.647 Sq. Ft.)**, being a part or portion of the entire land bearing Survey / Khasra / Gut No. 106/1 of **MOUZA - NAGALWADI, P.S.K. 6B**, held in Occupancy Class-1 Rights, Khate No. 446 and including



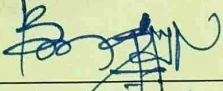
all other easementary rights appurtenant and belonging thereto, situated at Village - Nagalwadi, within the limits of the Grampanchayat Nagalwadi, in Tahsil - Hingna and District - NAGPUR and bounded as under:-

PLOT No. 26:-

ON THE EAST	-	PLOT NO. 13 & 14
ON THE WEST	-	9.00 MTR. WIDE ROAD
ON THE NORTH	-	PLOT NO. 27
ON THE SOUTH	-	PLOT NO. 25

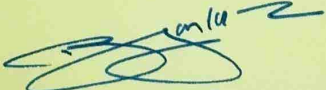
IN WITNESS WHEREOF the VENDOR and the PURCHASER hereinabove named have fully examined and read over this DEED OF SALE before execution and the same is drafted as per their own say & instructions and the contents whereof are found to be true, correct and hereby signed the same, without any coercion, undue influence, threat, intoxication, misrepresentation and fraud of any kind, at HINGNA/NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

**M/s. Tirupati Developers,
through its authorized partners**

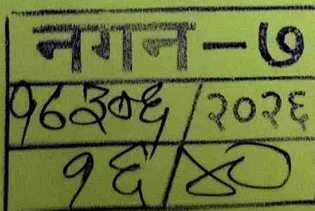
1) 
Shri. Prashant Manoharrao Bongirwar,

Left Hand Thumb Impression



2) 
Shri. Rahul Arunrao Urganlawar,
(Vendors)

Left Hand Thumb Impression



**SALE DEED FOR PLOT NO. 26 "SILVER STAR-3" AREA
111.450 SQ. MTRS. (1199.647 SQ. FT.) AT KH. NO. 106/1,
MOUZA-NAGALWADI,**

1) Ranjeet
Mr. Ranjeet
(Purchaser)

Left Hand Thumb Impression



WITNESSES:-

1) Burk
Ghalaram Raut

Left Hand Thumb Impression



2) Selva
G.M. SELOKAR

Left Hand Thumb Impression



नगन-७
१६/०५/२०२६
१७/४०

