

ADV. MAKARAND M. PATHAK
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Mo. 9890387594, 8600109403
makarandpathak.2010@gmail.com

VETTING REPORT

To,
The Manager,
PNB Housing Finance Ltd.,
Branch Office: Civil Lines,
Nagpur - 440 001

Sub: - Original Documents Verification in Loan case of Shri. Abhijit Milind Chahare

Login No. HOU/NAG/0826/5201663

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 | : | Shri. Abhijit Milind Chahare |
| II. | Name of the Borrower | : | Shri. Abhijit Milind Chahare |
| III. | Nature of the Transaction | : | Plot Purchase |
| IV. | Description of the Property | : | |

All that piece and parcel of the land bearing Plot No. 90, containing by admeasurements 104.00 Sqm, (1119.45 Sq. Ft.), in the sanctioned layout known as "Narmada Vihar-13", being a part and portion of entire land bearing Kh. No. 181 & 183/1, total admeasuring about 2.1509 HR, situated at Mouza - Sangam, P. H. No. 6B, within the limits of Tahsil - Hingna and District - Nagpur, and bounded as under: -

- | | | |
|-------|---|-----------------|
| East | - | Plot No 77 |
| West | - | 9 Mtr Wide Road |
| North | - | Plot No. 89 |
| South | - | Plot No. 91 |

V. List title deeds examined

1. Original Sale Deed dt. 10/09/2026, bearing Sr. No. 9012, executed by Shri. Dilip Ganapatrao Sakhale & Shri. Ritesh Radheshyam Sharma in favour of Shri. Abhijit Milind Chahare (with RR)
2. Original Allotment Letter from Builder dt. 27/08/2026
3. Original NOC for mortgage from Builder dt. 28/08/2026
4. Original Demand Letter from Builder dt. 27/08/2026
5. Original Own Contribution Receipt issued by Builder dt. 03/09/2026
6. Original Possession Letter from Builder dt. 11/09/2026
7. Original 7/12 Extract dt. 14/05/2026, issued by the Gram Adhikari in the names of Shri. Dilip Ganapatrao Sakhale & Shri. Ritesh Radheshyam Sharma for Plot No. 90 (Part of Sale Deed dt. 10/09/2026)

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

Nagpur: -
Dt.11/09/2026

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

273/9012

पावती

Original/Duplicate

Thursday, September 10, 2026

11:52 AM

नोंदणी क्रं. :39म

Regn.:39M

पावती क्रं.: 11054 दिनांक: 10/09/2026

गावाचे नाव: संगम त.सा.क्र.50

दस्तऐवजाचा अनुक्रमांक: हगन-9012-2026

दस्तऐवजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: अभिजीत मिलिंद चहारे

नोंदणी फी

रु. 14500.00

दस्त हाताळणी फी

रु. 2240.00

पृष्ठांची संख्या: 56

एकूण:

रु. 16740.00

DELIVERED

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:11 PM ह्या वेळेस मिळेल.

Joel
सह दुय्यम निबंधक
हिंगणा

बाजार मूल्य: रु.408000/-

मोवदला रु.1450000/-

भरलेले मुद्रांक शुल्क : रु. 87000/-

1) देयकाचा प्रकार: DHC रक्कम: रु.2240/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0926088206360 दिनांक: 10/09/2026

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु.14500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009812477202627E दिनांक: 10/09/2026

बँकेचे नाव व पत्ता:

@chahare

SALE DEED

FOR RS.14,50,000=00 ONLY
(RUPEES FORTEEN LAKH FIFTY THOUSAND ONLY)

VALUATION AS PER ANNUAL STATEMENT OF RATES
(ASR) RS. 4,08,000/- ONLY

(Nagari Kshetra Wanadongari, Mauja-Sangam, 2.2, Page No. 2208,
@ Rs.3920/- per Sq.Mtr.as per ASR Year 2026-2027)

Chakraborty

THIS DEED OF SALE is made and executed at HINGNA on this 08th Day of
SEPTEMBER MONTH 2026, BETWEEN :

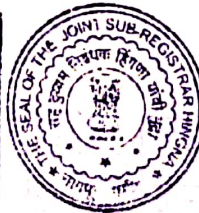
SHRI. RITESH S/o RADHESHYAM SHARMA, Aged about 52 Years,
Occupation – Business, Income Tax PAN: ADKPS1845A, Aadhar Unique Identity No.:
627995480035 and Cell No.: 9373212877, Resident of 218, Shankar Nagar, Nagpur-
440010, email id: sharma.greenheaven@rediffmail.com, AND **SHRI. DILIP S/o
GANPATRAO SAKHALE**, Aged about 65 Years, Occupation – Business, Income Tax
PAN:CTBPS2468A, Aadhar Unique Identity No.: 560033648169, Resident of Ward No
2, Plot No 18, Matoshree Nagar, Wanadongari, Tahsil Hingna Dist. Nagpur 441110,
Both acting under Body of Individuals (BOI) here-in-after known and styled as **SHARMA
INFRAVENTURES**, (PAN:AAEBS8792H) hereinafter called the “**VENDORS /
PROMOTERS**”, which expression shall unless repugnant to the context or meaning
thereof always mean and include the said “**VENDORS / PROMOTERS**”, as well as
their heirs, legal representatives, executors, administrators, successors and assigns of
the **ONE PART**.

AND

NARMADA VIHAR-13

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ABHIJIT MILIND CHAHARE, Aged about 31 Years, Occupation – Service, Income Tax PAN: BTPC8320B, Aadhar Card No: 6344 0092 4195, Mobile No. 9503623473, Email: abhijitchahare@gmail.com, Resident of Plot no. 3, Near Naresh kirana store, Sharma Layout, Gopal nagar, 3 Rd bus stop, Nagpur - 440022, 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**.

(1) Title History :

The Vendor/Promoter hereinabove named are owns and possess and in possession of the property comprising ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No. 181 and 183/1, of **MOUZA – SANGAM, P.S.K. 6 B**, having an area of 1.50 and 0.6509 Hectares respectively, held in Occupancy Class – 1 Rights, Rental Rs. 4.19 and Rs 1.00 Yearly respectively, Khate No. 3241 and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Wanadongari, within the limits of the Nagar Parishad Wanadongari in Tahsil – Hingna and District – NAGPUR and more particularly describe in the Schedule hereunder written; AND

Khasra No 181

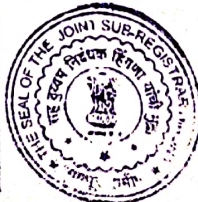
WHEREAS, ALL THAT Piece and parcel of Agricultural land bearing Khasra No. 181 of **MOUZA – SANGAM, P.S.K. 6 B**, having total area of 1.85 Hectares, Rental Rs. 4.19 Yearly, held in occupancy Class – 1 Rights, including all Trees, Shrubs, Passage, Right of Way, Path Ways, Water Courses and all other easementary rights appurtenant and belonging thereto, situated at Village – Sangam in Tahsil – Hingna and District – NAGPUR, originally belonged to Mrs Pushpabai Yeshwant Mahajan who sold to Shri Shankarrao Gadiji Junghare, Mrs Kusumbai Shankarrao Junghare, Shri Suresh Shankarrao Junghare, Shri Dilip Shankarrao Junghare and Shri Sharad Shankarrao Junghare, by a sale deed dated 20-04-1990, which is duly registered at the office of Sub-Registrar, Hingna in Book Ni 1 at Sr. No. 3509 on even date and same is also duly recorded in all revenue records vide ferfar No. 62, dated 05.09.1990.

WHEREAS, Kusumbai Shankarrao Junghare expired on 07/04/1992 and Shankarraoji Gadiji Junghare expired on 13/04/2010, and consequent upon his demise, his aforesaid property devolved upon his three sons namely (1) Shri Suresh Shankarrao Junghare, (2) Shri Sharad Shankarrao Junghare and (3) Shri

NARMADA VIHAR-13

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SCHEDULE - A
(SAID LAND)

ALL THAT Piece and Parcel of Agricultural land bearing Survey / Khasra / Gut No.181 admeasuring 1.50 H.R. and Survey / Khasra / Gut No.183/1 admeasuring 0.6509 H.R. Total admeasurements 2.1509 Hectare Aar, Rental Rs. 4.19 and Rs 1.00 Yearly respectively, held in Occupancy Class - 1 Rights, Khate No. 3241, of **MOUZA - SANGAM**, P.S.K. 6B, and including all kinds of Trees, Shrubs, Passage, Right of Pathways, Water Courses and all other easementary rights appurtenant and belonging thereto, within the limits of the Nagar Parishad Wanadongari in Tahsil - Hingna and District - NAGPUR and bounded as under:-

ON THE EAST - BY KH. No. 175 & 176,
ON THE WEST - BY KH. No. 183/2 & 183/5,
ON THE NORTH - BY KH. No. 182 & 183/4,
ON THE SOUTH - BY KH. No. 178 & 180.

SCHEDULE - B
(SAID PLOT)

ALL THAT Piece and Parcel of land bearing Plot No. 90 admeasuring 104.00 Sqm, (1119.45 Sq.Ft) out of the sanctioned layout carved on the land described in Schedule - A and known and styled as "**NARMADA VIHAR-13**" and the said Plot is bounded as under-

ON THE EAST : BY PLOT NO 77,
ON THE WEST : BY 9 MTR WIDE ROAD,
ON THE NORTH : BY PLOT NO 89,
ON THE SOUTH : BY PLOT NO. 91.

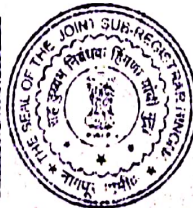
SCHEDULE - C
DEVELOPMENT WORKS OF THE PROJECT

- 1) Underground Water Pipeline and Water Supply Point
- 2) Underground Sewer Lines and Inspection Chambers,
- 3) Open Space with compound wall and gate,
- 4) Internal Concrete Road,
- 5) Electrification,
- 6) Drainage Line,

NARMADA VIHAR-13

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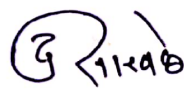
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- 7) Plantation at suitable places,
8) Sewage Treatment Plant.

IN WITNESS WHEREOF the VENDOR/PROMOTER and the ALLOTTEE/ PURCHASER herein above 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 in presence of the attesting witnesses signing as such on the day first above written.

Drafted by Yogita Gupta, at the instruction and information given, undertaking, warranties by parties to this Deed on their satisfaction, declarations and sole responsibilities towards the contents of this draft is to be found true and correct.

SL. NO.	FINGER PRINT (LEFT THUMB)	PASSPORT SIZE PHOTOGRAPH	SIGNATURE & FULL NAME
01			 (RITESH RADHESHYAM SHARMA) <u>VENDOR(S)/PROMOTER(S)</u>
02			 (DILIP GANPATRAO SAKHAILE) <u>VENDOR(S)/PROMOTER(S)</u>
03			 (ABHIJIT MILIND CHAHARE) ALLOTTEE(s) / PURCHASER(s)

WITNESSES :-



(1) 

NATURAL-13

(2) 

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