

Sahil M. Bhangde

LL.M

ADVOCATE

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

☎ 0712-2245474

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

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

Ref No. : - 2026/SMB/PNB/OPN/LEG/SEP/35

Date: 24/09/2026

Login: - HOU/NAG/0926/5215018

Search Receipt No. : GRN MH010810703202627E

Date of search receipt : 24/09/2026

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

ANNEXURE : Search Receipt

Sub-Registrar office at Nagpur :

Type of Case : Resale

To,

The Branch Manager,

PNBHFL,

Civil Line, Nagpur.

Sir,

As desired by you the records of Sub-Registrar, Nagpur (Garmin), 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. Mahesh Pradeep Vankar

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

Smt. Kalyani Nikhil Raut and Mr. Nikhil Ramaji Raut

- Description of the Property

All that piece and parcel of land bearing Plot No. 63 admeasuring about 1250 Sq. Ft. (i.e. 116.12 Sq. Mt.) in the layout of Government Employees Co-operative Marketing Society Ltd. Nagpur, being a portion of entire land bearing Kh. No. 79/1 of Mouza Godhani (Rly), bearing P.H. No. 12, situated at Nagar Panchayat Godhani (Rly) in Tahsil Nagpur (Garmin) and District Nagpur and the same is bounded as under.

On the East : Road
On the West : Plot No. 62,
On the North : Plot No. 64
On the south : open space

Particulars of all documents made available for verification:

1. **Original** Registered Agreement to Sell executed by Government & Public Sector Employees Co-op Marketing Society Ltd. Nagpur through its President Shri. Dhanraj Tulshiram Bhimte in favor of Smt. Amreen Praveen Mohd. Ejaj, same was registered in the office of Sub-Registrar Nagpur No. 10 at Sr. No. 336/2019, dated 10/01/2019.
2. **Original** Registered Power of Attorney executed by Government & Public Sector Employees Co-op Marketing Society Ltd. Nagpur through its President Shri. Dhanraj Tulshiram Bhimte in favor of Smt. Amreen Praveen Mohd. Ejaj, same was registered in the office of Sub-Registrar Nagpur No. 10 at Sr. No. 337/2019, dated 08/01/2019.
3. **Original** Registered Sale Deed executed by Government & Public Sector Employees Co-op Marketing Society Ltd. Nagpur through its President Shri. Dhanraj Tulshiram Bhimte through his POA holder Smt. Amreen Praveen Mohd. Ejaj in favor of Smt. Amreen Praveen Mohd. Ejaj, Same was registered in the office of Sub-Registrar Nagpur No. 3 at Sr. No. 2080/2026, dated 23/02/2026.
4. **Original** Registered Sale Deed executed by Smt. Amreen Praveen Mohd. Ejaj in favor of Shri. Mahesh Pradeep Vankar, Same was registered in the office of Sub-Registrar Kamptee at Sr. No. 5453/2026, dated 23/06/2026.

Original Tax Receipt paid for the year 2025-2026, dated 18/12/2025.

Original Tax Assessment for the year 2025-2026, dated 18/12/2025.

Original 7/12 extract in the name of Smt. Amreen Praveen Mohd. Ejaj, dated 22/06/2026.

Original Regularization Letter issued by the Sub-Registrar, Nagpur, dated 24/09/2026.