

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 Mrs. Archana Nishikant Senkade

Login No. NHL/NAG/0726/5150928

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 | : | K Rai Udyog Builders LLP |
| II. | Name of the Borrower | : | Mrs. Archana Nishikant Senkade |
| III. | Nature of the Transaction | : | Builder Purchase |
| IV. | Description of the Property | : | |

All that R.C.C. Superstructure comprising Shop No. 405, admeasuring 26.67 Sq. Mtr. i.e. 287.08 Sq. Ft. of Carpet area & 27.95 Sq. Mtr. i.e. 300.85 Sq. Ft. built area at Fourth Floor in the scheme known and styled as "J R Tower" together with 0.29%undivided share and interest in All that piece & parcel of the leasehold land bearing N.I.T. Plot No. 29, admeasuring about 2136.00 Sq. Mtrs., in Industrial Area Improvement Scheme, being a part and portion of the entire land bearing Kh. No. 301, situated at **Mouza - Dhantoli**, bearing City Survey No. 597, Sheet No. 24, and Corporation House No. 36, within the limits of N.I.T. and N.M.C. Tahsil and District Nagpur, and the said land is bounded as below: -

East	:	Plot No. 30
West	:	Plot No. 28
North	:	Nag Road
South	:	50. Ft. Wide Road

V. List title deeds examined

1. Original Agreement to Sell dt. 20/08/2026, bearing Sr. No. 11381, executed by K Rai Udyog Builders LLP acting through it's authorized partner Shri. Kishor Gopichand Rai in favour of Mrs. Archana Nishikant Senkade (with RR)
2. Original Allotment Letter from Builder dt. 20/08/2026
3. Original NOC for mortgage from Builder dt. 20/08/2026
4. Original Demand Letter from Builder dt. 20/08/2026
5. Original Own Contribution Receipt issued by Builder dt. 20/08/2026

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

Nagpur: -
 Dt.09/09/2026

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