

Sahil M. Bhangde

LL.M

ADVOCATE

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

Mob : +91-9422148978, +91- 9405948406

E Mail : adv_sahilbhangde@yahoo.co.in

CERTIFICATE / VETTING REPORT

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

Login No. HOU/NAG/0926/5214053

Reg : Property situate at : All that piece and parcel of land bearing **Plot No. 34** admeasuring area 112.50 Sq. Mtrs., (i.e., 1210.95 Sq. Ft.,) in the layout of “**SARASWATI NAGRI-11**” in all that piece and parcel of Non Agricultural Land bearing **Kh. No. 25/1/A/1/2** admeasuring about 1.72 HR of **Mouza- Lonara** held in Occupancy Class-I Rights, in Tahsil Nagpur (Rural) and District Nagpur belongs to **Mr. Mrunal Jitendra Meshram & Mrs. Mangala Jitendra Meshram** as requested I submitting vetting report.

Chain of title relating to the property is complete as given in the Annexure hereto.

I hereby certify that **Mr. Mrunal Jitendra Meshram & Mrs. Mangala Jitendra Meshram** are the owner of the scheduled property will have clear, valid and marketable title over the above said property and he is competent to create the mortgage. The property is not a Agriculture Land.

1. **Original** payment receipts issued by **SARASWATI NAGRI** in Favour of **Mr. Mrunal Jitendra Meshram**, dated 28/09/2026.
2. **Original** Allotment Letter issued by **SARASWATI NAGRI** in favour of **Mr. Mrunal Jitendra Meshram**, dated 28/09/2026
3. **Original** Demand Letter issued by **SARASWATI NAGRI** in favour of **Mr. Mrunal Jitendra Meshram**, dated 28/09/2026
4. **Original** NOC for Mortgage issued by **SARASWATI NAGRI** in favour of PNB HFL, dated 28/09/2026.
5. **Original** Registered Sale Deed executed by 1) 1) **Shri. Pravin Shyamdeoraoji Raut** 2) **Shri. Sachin Balkrushna Ingale** 3) **Shri. Milan Madhukar Kale** in favour of **Mr. Mrunal Jitendra Meshram & Mrs. Mangala Jitendra Meshram**, Same was registered in the office of Sub registrar Nagpur No. 10, at Sr.No.9796/2026, dated 06/10/2026.
6. **Original** Possession Letter issued by **SARASWATI NAGRI** in favour of **Mrs. Suman Padamsingh Soyam**, dated 28/09/2026.

The valid mortgage can be created by deposit of the following original title deeds. The said title deeds are genuine as observed by me.

The search report of which is annexed hereto, conducted by me for the period from 2014-2026 not disclose any encumbrances/disclose encumbrances except the charge / mortgage of PNB Housing Finance Ltd., Nagpur as stated therein above. I find no defects in the title of the persons offering mortgage: -

Place: Nagpur
Dated: 10/10/2026



(Sahil M. Bhangde)
Advocate

274/9796

पावती

Original/Duplicate

Tuesday, October 06, 2026

नोंदणी क्र.: 39म

1:21 PM

Regn.: 39M

पावती क्र.: 14177 दिनांक: 06/10/2026

गावाचे नाव: लोणारा

दस्तावेजाचा अनुक्रमांक: नगन(ग्रा)-9796-2026

दस्तावेजाचा प्रकार : विक्रीपत्र

सादर करणाऱ्याचे नाव: मृणाल जितेंद्र मेश्राम

नोंदणी फी

रु. 30000.00

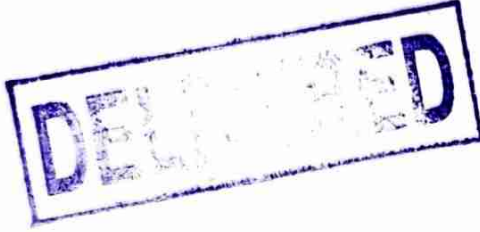
दस्त हाताळणी फी

रु. 2000.00

पृष्ठांची संख्या: 50

एकूण:

रु. 32000.00



आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

1:39 PM ह्या वेळेस मिळेल.

सहाय्यक मुख्य अधिकारी (प्रशासन)
नागपूर क्र. १०

बाजार मूल्य: रु. 467000/-

मोबदला रु. 3087900/-

भरलेले मुद्रांक शुल्क : रु. 185300/-

1) देयकाचा प्रकार: DHC रक्कम: रु. 2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1026062307110 दिनांक: 06/10/2026

वैकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: रु. 300000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH011235216202627E दिनांक: 06/10/2026

वैकेचे नाव व पत्ता:

(Signature)

CHALLAN
MTR Form Number-6



GRN MH011235216202627E		BARCODE		Date 01/10/2026-14:53:10		Form ID 25.1	
Department Inspector General Of Registration				Payer Details			
Type of Payment Stamp Duty and Registration Fee together Registration Fee				TAX ID / TAN (If Any)			
				PAN No.(If Applicable)		FILXXXXXR	
Office Name NGR_NAGPUR NO10 RURAL SUB REGISTRAR				Full Name		MRUNAL J MESHARAM AND OTHERS	
Location NAGPUR							
Year 2026-2027 One Time				Flat/Block No.		PLOT NO 34	
Account Head Details			Amount In Rs.		Premises/Building		
0030046401 Stamp Duty			185300.00		Road/Street		MOUZA LONARA
0030063301 Registration Fee			30000.00		Area/Locality		Nagpur
					Town/City/District		
					PIN		4 4 1 1 1 1
					Remarks (If Any)		
					SecondPartyName=PRAVIN S RAUT AND OTHERS-		
Total			215,300.00		Amount In Words		Two Lakh Fifteen Thousand Three Hundred Rupees Only
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN		Ref. No.	
				00040572026100197584		CK00SNJMW3	
Cheque/DD No.				Bank Date		RBI Date	
				01/10/2026-14:24:54		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 : XXXXXX0000
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 सदर चलन केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सदर चलन लागू नाही.

नगन-१०
 २७२६ / २०२६
 ९ / ५०



SALE DEED

FOR RS. 30,87,900/- ONLY

(Rs. Thirty Lakhs Eighty Seven Thousand Nine Hundred only.)

VALUATION AS PER ANNUAL STATEMENT OF RATES(ASR)

Rs. 4.67.000/- ONLY

(Item No. 18.2.1 @ Rs. 4150/- per Sqr. Mtr.)

This DEED OF SALE is made and executed at Nagpur on this 6th Day of Oct., 2026.

:: BY AND BETWEEN ::

1) SHRI. PRAVIN S/O SHAMDEORAOJI RAUT, Aged 45 Years, Occupation- Business. PAN- ADIPR5089B & AADHAR UID- 8280 5404 5024, Mobile No. 8380078995, Resident Of Plot No. 8, Zingabai Takli Road, Near MSEB Tower, Bandhu Nagar, VTC Mankapur, Tahsil and District- NAGPUR: 2) SHRI. SACHIN S/O BALKRUSHNA INGLE, Aged 42 Years, Occupation- Business. PAN- AAMPI8195E & AADHAR UID- 4086 7836 6779, Mobile No. 9990006662, Resident Of Flat No. 204, B Wing, Rachna Sayantara, Phase 1, Hajaripahad, Vayusena Nagar, Nagpur- 440007: 3) SHRI. MILAN S/O MADHUKAR KALE, Aged 65 Years, Occupation- Business. PAN- ACTPK3218M & AADHAR UID- 3388 6068 9092, Mob No. 9028299612 Resident Of Ward No. 03, Plot No.29/B, Chindwada Road, Behind Chakradhar Kirana Store, Shivaji Nagar, Mahadula, Nagpur- 441111. hereinafter called as the OWNER/VENDOR/PROMOTER, which expression shall unless repugnant to the context or meaning thereof, always mean and include the said VENDOR, as well as its respective heirs, legal representatives, executors, administrators, successors and assigns of the FIRST PART.

1. Mrs/Ku. Mrunal Jitendra Meshram, Aged about 28 Years, Occup - Service/Private work, Aadhar Unique Identity No. 8576 6812 5589 PAN No. FILPM6538R Cell No. 8446776392 2. Mrs. Mangala Jitendra Meshram, Aged about 54 Years, Occup - Service/Private work, Aadhar Unique Identity No. 9251 3901 2052 PAN No. BEFPM1967L Cell No. 9579405622 Both Resident of Near Budha Vihar, Sadhu Mohalla, Indora, Nagpur-440004. 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 heirs, legal representatives, executors, administrators, successors & assigns of the SECOND PART;

WHEREAS, A. DESCRIPTION OF THE LAND AND PROPERTY ALL THAT, Piece and Parcel of Land bearing Khasra No. 25/1/A/1/2, Mouza - LONARA, total admeasuring 1.72 HR. In Patwari Halka No.12-A, Land Revenue, 2.65, Rights Bhumiswami (Class -I), Tahasil - Nagpur (Rural) & District - Nagpur, Proposed To be Developed into a Layout of Plots named and styled as "SARSWATI NAGARI -11" within the limits Nagpur Metropolitan Regional Development Authority (NMRDA) including all other easementary rights appurtenant and belonging thereto, situated at LONARA, in Tahsil : Nagpur (Rural) and District : Nagpur and bounded as under :-

ON THE EAST - BY Survey No. 25/1/A/1/3

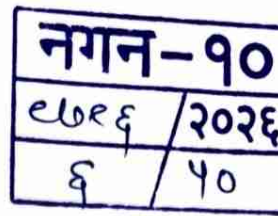
ON THE WEST - BY Survey No. 25/1/K

ON THE NORTH - Survey No. 22

ON THE SOUTH - BY SHIV GODHANI

नगरी-१०	
६६६	२०२६
२	४०





Allottee/Purchaser and thereafter the Allottee/Purchaser has conveyed his readiness and willingness to purchase the **Plot No. 34** out of the project known as "SARASWATI NAGARI-11" which is more particularly described in the **Schedule** and location of the which is shown on authenticated copy sanctioned Lay-out plan annexed herewith as "**Annexure**".

OFFER AND ACCEPTANCE : In accordance with terms and conditions as mutually agreed upon by and between the parties, the Vendor hereby agrees to sell and the Allottee/Purchasers hereby agrees to purchase the said Plot.

CONSIDERATION AMOUNT : THAT, After due discussions, diligence and negotiations between the Vendor and the Allottee/Purchaser, the Allottee/Purchaser hereby agrees to purchase from the Vendor and the Vendor agrees to sell to the Allottee/Purchaser the Said Plot for a lump sum consideration **Rs. 30,87,900/- (Rs. Thirty Lakhs Eighty Seven Thousand Nine Hundred Only)** to be paid by the Allottee/Purchaser to the Vendor towards the said Plot hereinafter referred to as the "**Consideration amount**". The present DEED OF SALE shall supersede and prevail over all other prior communications, writings and/or cost sheets, agreed and/or executed by and between the parties.

PAYMENT SCHEDULE : The Allottee/Purchaser hereby agrees and accepts to pay the consideration amount to the Vendors as per the payment schedule more particularly described as detailed below:

MANNER OF PAYMENT

- Rs. 10,000/-** (Rs. Ten Thousand only) paid by the purchaser to vendor by on date 29/07/2026, The receipt where of is here by acknowledge by the vendors.
- Rs. 2,99,000/-** (Rs. Two Lakhs Ninety Nine Thousand only) paid by the purchaser to vendor by RTGS vide UTR No. SBINR52062091042143082 on dtd.10/09/2026, drawn on State Bank of India, Nagpur. The receipt where of is here by acknowledge by vendors.
- Rs. 900/-** (Rs. Nine Hundred only) paid by the purchaser to vendors by IMPS vide their Transaction No. Y2M1314563395038482432 on date 12/09/2026, The receipt where of is here by acknowledge by the vendors.
- Rs. 27,78,000/-** (Rs. Twenty Seven Lakhs Seventy Eight Thousand Nine only) paid by the Purchaser /Allottee to Vendors/Promoters by Cheque No. 308942 Dated 30/09/2026 drawn on Punjab National Bank, K.G. Marg, New Delhi, Finance by PNB Housing Finance Ltd. Nagpur, at the time of sale deed. The receipt where of is here by vendors.

Rs. 30,87,900/- (Rs. Thirty Lakhs Eighty Seven Thousand Nine Hundred only)

NOW THEREFORE THIS DEED OF SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

THAT in pursuance of the Sale deed and in consideration of a total Consideration of **Rs. 30,87,900/- (Rs. Thirty Lakhs Eighty Seven Thousand Nine Hundred only)** paid by the Purchaser to the Vendor

FIRST SCHEDULE REFERRED TO ABOVE
(ENTIRE PROPERTY OF PROJECT LAND)

ALL THAT Piece and Parcel of Land bearing Khasra No. 25/1/A/1/2, Mouza - LONARA, admeasuring 1.72 HR. (i.e. 17200.00 sq.mt), In Patwari Halka No.12-A, within the limits of the Panchayat "LONARA", Tahasil - Nagpur (Gramin) & District - Nagpur. Outside the limits of the Municipal Corporation, To be Developed into a Layout of Plots named as "SARSWATI NAGAR" within the limits Nagpur Metropolitan Regional Development Authority (NMRDA) including all other easementary rights appurtenant and belonging thereto, situated at LONARA, in Tahsil : Nagpur (Rural) and District : Nagpur. The Land is bounded as under:-

ON THE EAST - BY Survey No. 25/1/A/1/3
ON THE WEST - BY Survey No. 25/1/K
ON THE NORTH - BY Survey No. 22
ON THE SOUTH - BY SHIV GODHANI

SECOND SCHEDULE REFERRED TO ABOVE
(DESCRIPTION OF PLOT AGREED TO BE SOLD)

ALL THAT Piece and Parcel of land bearing Plot No. 34, its size Length East-West 15.00 Mtrs. and Width North-South 7.50 Mtrs., total admeasurement 112.50 Square Meters. (i.e. 1210.95 Square Feet), out of Khasra /Survey/ Gut No. 25/1/A/1/2, Mouza- LONARA, P.S.K. 12-A, and all other Easementary rights appurtenant and belonging thereto, situated at Village - LONARA, within the limits of the Grampanchayat - LONARA in - Tahasil - Nagpur (Rural) and District - NAGPUR and bounded as under :-

ON THE EAST - Plot No. 50,
ON THE WEST - 9.00 Mtrs. wide Road,
ON THE NORTH - Plot No. 33,
ON THE SOUTH - Plot No. 35.

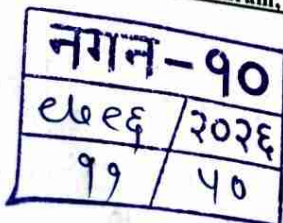
SCHEDULE- C

DEVELOPMENT WORKS OF THE PROJECT

1)CC Road 2) Sewage Line 3) Storm Drainage Line 4) Water Pipe Line 5) Open space Compound wall 6) Sewage Treatment Plant 7) Rain Harvesting Chamber 8) Electric Network with Transformer 9) Street Light.

IN WITNESS WHERE OF the VENDOR/OWNER 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 NAGPUR in presence of the attesting witnesses signing as such on the day first above written.

Drafted by: Ravindra Meshram, Wanjari Nagar, Nagpur Mob. No. 9822738656.

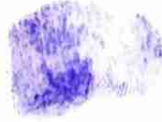




1. SHRI. PRAVIN S/O SHAMDEORAOJI RAUT.



2. SHRI. SACHIN S/O BALKRUSHNA INGLE,



3. SHRI. MILAN S/O MADHUKAR KALE

Vendors/Owners



1. Mrs./Ku. Mrunal Jitendra Meshram



2. Mrs. Mangala Jitendra Meshram

Purchaser/Allottee

Witnesses:-

1.....



2.....



नगन-१०	
६७६६	२०२६
१२	४०



DATE:- 28-09-2026

POSSESSION LETTER

THIS IS TO CONFIRM THAT I HAVE SOLD MY PROPERTY ADDRESS: PLOT NO. 34 AT KH NO:-
25/1/A/1/2 , MAUZA LONARA,TAH – NAGPUR (RURAL), DIST. NAGPUR TO VIDE SALE DEED
DATED _____ DOC NO. _____ AND WE HAVE HANDED OVER THE VACANT
PHYSICAL POSSESSION OF THE SAID PROPERTY.

HENCE THIS CERTIFICATE.

THANKING YOU,

SARASWATI NAGRI-11



SARASWATI NAGRI -11

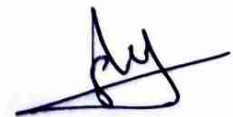
DATE :- 28-09-2026

TO,

MRUNAL JITENDRA MESHAM ,

PAYMENT RECEIPT FOR PLOT NO.34

DATE	CHEQUE/NEFT/RTGS	AMOUNT	BANK NAME
29-07-2026	G PAY	10000	STATE BANK OF INDIA
10-09-2026	UTR:- SBINR52062091042143082	299000	STATE BANK OF INDIA
12-09-2026	G PAY	900	STATE BANK OF INDIA
TOTAL		309900/-	THREE LAKH NINE THOUSAND & NINE HUNDERED RUPEES ONLY



SARASWATI NAGRI 11

DATE :-28-09-2026

COST SHEET

THIS IS TO CERTIFIED THAT MR. MRUNAL JITENDRA MESHAM, ALLOTTED:- UNIT PLOT NO.34, BLOCK PLOTS, PROJECT SARASWATI NAGRI-11, KH NO. 25/1/A/1/2, AT JAMTHA, NAGPUR (RURAL), NAGPUR, 441111, NAGPUR, NAGPUR, MAHARASHTRA, INDIA, 441111

APPLICABLE CHARGES GIVEN BELOW.

PARTICULARS	AMOUNT RS.
SALE DEED COST	30,87,900 /-
DEVELOPMENT CHARGES	6,20,000/-
TOTAL	37,07,900/-

TOTAL RS.37,07,900/- (THIRTY SEVEN LAC SEVEN THOUSAND NINE HUNDRED RUPEES ONLY.

OWN CONTRIBUTION AMOUNT OF RS.6,20,000/- RECEIVED BY CHEQUE / RTGS TOWARDS/UPI AND DEVELOPMENT FROM MR. MRUNAL JITENDRA MESHAM.



SARASWATI NAGARI -11

DT:28-09-2026

ALLOTMENT LETTER

TO,

PNB HOUSING FINANCE LIMITED,

GUPTA HOUSE, BLOCK NO 301,

3RD FLOOR, PLOT NO 1&2,

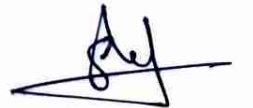
RAVINDRANATH TAGORE MARG,

CIVIL LINES, NAGPUR-440001

MR. / MRS. MRUNAL JITENDRA MESHAM RESIDING AT INDORA SADHU MOHALLA , NEAR MOTTHA
BUDDH AVIHAR , JARIPATKA , NAGPUR , JARIPATKA , MAHARASTRA ,440014 IS HEREBY ALLOTTED A
PLOT NO. 34 ON THE SCHEME KNOWN AS SARASWATI NAGRI -11 SITUATED AT KH NO:-
25/1/A/1/2 , MAUZA LONARA,TAH – NAGPUR (RURAL),

SQ. FT :- 1210.95

AUTHORIZED SIGNATORY



SARASWATI NAGRI -11

DATE: -28-09-2026

DEMAND LETTER

TO,

MRUNAL JITENDRA MESHAM ,

NAGPUR

SUB: DEMAND OF DISBURSEMENT

REF: YOUR PLOT NO 34

DEAR SIR,

YOU WILL BE PLEASED TO KNOW THAT THE WORK THE STAGE MAINTAINED BELOW HAS BEEN COMPLETED WITHIN ITS SCHEDULED COURSE OF TIME.

YOU ARE REQUESTED TO RELEASE THE PAYMENT OF RS.2778000/--(TWENTY SEVEN LAKH SEVENTY EIGHT THOUSAND RUPEES ONLY)

IN FAVOR OF "SACHIN INGLE, MILAN KALE AND PRAVIN RAUT RERA DESIG COLL FOR SARASWATI NAGRI 11"

**BANK NAME – IDBI BANK LTD,
BRANCH – CIVIL LINES, LINES, NAGPUR
ACCOUNT NO. – 0041102000048295
IFS CODE – IBKL0000041**

KINDLY ARRANGE THE SAME AND PLEASE EXTEND YOUR ESTEEMED CO-OPERATION TO ACHIEVE THE TARGET IN TIME

THANKING YOU ANTICIPATION

YOURS TRULY,

(AUTHORIZED SIGNATORY)


SARASWATI NAGRI

DATE:28-9-2026

PLACE:NAGPUR

TO,

THE BRANCH MANAGER
PNB HOUSING FINANCE LIMITED,

SUBJECT: PERMISSION TO MORTGAGE PLOT NO.34 ON THE FLOOR OF THE BUILDING PROPOSED TO BE NAMED AS / NAMED AS SARASWATI NAGRI -11 SITUATED AT KH NO:- 25/1/A/1/2 , MAUZA LONARA,TAH – NAGPUR (RURAL), DIST. (HEREINAFTER REFERRED TO AS THE "SAID PROPERTY") IN FAVOUR OF PNB HOUSING FINANCE LIMITED.

DEAR SIR/ MADAM,

1. THIS IS TO CONFIRM THAT WE HAVE ALLOTTED/SOLD OUT THE PLOT NO. 34 ADMEASURING 1210.95 SQ. FT. (CARPET/BUILT-UP AREA) ON THE FLOOR (SAID FLAT/ PROPERTY) OF THE BUILDING PROPOSED TO BE NAMED AS / KNOWN AS SARASWATI NAGRI -11 SITUATED AT KH NO:- 25/1/A/1/2 , MAUZA LONARA,TAH – NAGPUR (RURAL), UNDER CONSTRUCTION / CONSTRUCTED BY US TO MR. /MRS. /MS..... (PURCHASER/ THE SAID BORROWER) UNDER AN AGREEMENT FOR SALE/SALE DEED DATED..... REGISTERED WITH OFFICE OF THE SUB-REGISTRAR OF ASSURANCE AT ON (DATE) UNDER SR.NO.
2. WE CONFIRM THAT WE HAVE OBTAINED NECESSARY PERMISSIONS/ APPROVALS/ SANCTIONS FOR CONSTRUCTION OF THE SAID BUILDING FROM ALL THE CONCERNED COMPETENT AUTHORITIES AND THE CONSTRUCTION OF THE BUILDING AS WELL AS OF THE SAID FLAT ARE IN ACCORDANCE WITH THE APPROVED PLANS. WE ASSURE THAT THE SAID FLAT AS WELL AS THE SAID BUILDING AND THE LAND APPURTENANT THERETO ARE NOT SUBJECT TO ANY ENCUMBRANCE, CHARGE OR LIABILITY OF ANY KIND WHATSOEVER AND THAT THE ENTIRE PROPERTY IS FREE AND MARKETABLE. WE HAVE A CLEAR, LEGAL AND MARKETABLE TITLE TO THE SAID PROPERTY AND EVERY PART THEREOF.
3. WE FURTHER CONFIRM THAT WE HAVE **AVAILED/ NOT AVAILED PROJECT FINANCE** FOR THE PROJECT. (IF AVAILED PLEASE SPECIFY THE BANK/ FINANCIAL INSTITUTION----- ALONG WITH NAME OF BRANCH----- & ESCROW ACCOUNT NO-----.)



4. MR./MRS./MS. MRUNAL JITENDRA MESHAM (PURCHASER/ THE SAID BORROWER) HAS PAID AN AMOUNT OF RS. 309900/- (RUPEES THREE LAKH NINE THOUSAND NINE HUNDRED RUPEES ONLY) AND A SUM OF RS.2778000/- (RUPEES TWENTY SEVEN LAKH SEVENTY EIGHT THOUSAND RUPEES ONLY) REMAINS TO BE PAID TOWARDS THE COST OF THE SAID FLAT.
5. POSSESSION OF THE SAID PLOT WILL BE GIVEN TO MR. /MRS. / MS. (THE SAID BORROWER) ON OR ABOUT ON PAYMENT OF THE FULL CONSIDERATION OF THE FLAT.
6. WE ARE AWARE THAT THE SAID BORROWER HAS APPROACHED PNB HOUSING FINANCE LIMITED FOR A LOAN FOR PURCHASING / ACQUIRING THE SAID FLAT AND THAT PNBHFL HAS AGREED TO SANCTION / GRANT THE LOAN TO THE SAID BORROWER TO PURCHASE / ACQUIRE THE ABOVE FLAT AND THE SAID BORROWER HAS AGREED TO MORTGAGE THE SAID FLAT IN FAVOUR OF PNBHFL AS SECURITY FOR THE SAID LOAN. **WE HEREBY CONFIRM THAT WE HAVE NO OBJECTION TO THE SAID BORROWER MORTGAGING THE SAID FLAT TO PNBHFL BY WAY OF SECURITY FOR REPAYMENT OF THE SAID LOAN.**
7. AND NOTWITHSTANDING ANYTHING TO THE CONTRARY CONTAINED IN THE SAID AGREEMENT FOR SALE, WE HEREBY AGREE TO NOTE THE AFORESAID CHARGE IN OUR BOOKS IN RESPECT OF THE SAID FLAT AND THE SAID BORROWER WILL NOT BE PERMITTED TO TRANSFER, ASSIGN, SELL OFF / CANCEL OR IN ANY OTHER WAY / MANNER DEAL WITH THE SAID FLAT PREJUDICIAL TO THE INTEREST OF THE AFORESAID MORTGAGEE WITHOUT THE PRIOR WRITTEN CONSENT OF PNBHFL.
8. WE UNDERTAKE TO FORM A CO-OPERATIVE SOCIETY UNDER THE MAHARASHTRA FLAT & APARTMENT OWNERSHIP ACT OF THE PREMISES/FLAT HOLDERS IN THE AFORESAID BUILDING WITHIN THE STATUTORY PERIOD AND ALSO FURTHER UNDERTAKE TO GET THE DEED IN RESPECT OF THE SAID PROPERTY EXECUTED IN FAVOUR OF THE CO-OPERATIVE SOCIETY TO BE FORMED. AND WE AGREE TO INFORM AND GIVE PROPER NOTICE TO THE CO-OPERATIVE SOCIETY AS AND WHEN FORMED, ABOUT AND SAID UNIT/FLAT BEING SO MORTGAGED TO PNBHFL.
9. AS AND WHEN A CO-OPERATIVE HOUSING SOCIETY WILL BE FORMED, THE PNB HOUSING FINANCE LTD.'S CHARGE AS AFORESAID WILL BE DULY REGISTERED IN THE SOCIETY' BOOKS. THE SHARE CERTIFICATES AS AND WHEN ISSUED IN THE NAME OF MR./MRS. (PURCHASER/ THE SAID BORROWER) WILL BE SENT BY THE SOCIETY DIRECTLY TO THE PNB HOUSING FINANCE LTD. WITH NOTING YOUR CHARGE AND LIEN ON THE SAID SHARE CERTIFICATE. WE SHALL REQUEST THE SOCIETY TO ACCEPT PNB HOUSING FINANCE LTD. AS A **NOMINEE**

OF MR./MRS. MRUNAL JITENDRA MESHAM (PURCHASER/ THE SAID BORROWER) IN THEIR REGISTER AND TO AGREE TO HIS/HER CREATING A MORTGAGE IN DUE COURSE OF HIS/HER TITLE TO THE FLAT/BUNGALOW/ROW HOUSE TOGETHER WITH PROPORTIONATE SHARE IN THE LAND ALONG WITH HIS/HER PERCENTAGE OF UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES APPURTENANT TO THE SAID FLAT/BUNGALOW/ROW HOUSE/ COMMERCIAL UNIT IN FAVOUR OF THE PNB HOUSING FINANCE LTD.

10. WE FURTHER UNDERTAKE TO OBTAIN PRIOR PERMISSION OF THE PNB HOUSING FINANCE LTD. IN THE EVENT THE BUILDERS EXERCISE THE OPTION TO TERMINATE THE AGREEMENT WITH THE BORROWER/PURCHASER. AND WE FURTHER UNDERTAKE TO REFUND THE ENTIRE AMOUNT DEPOSITED ALONG WITH INTEREST ON THE BORROWER'S LOAN A/C WITH PNB HOUSING FINANCE LTD WITHOUT ANY REFERENCE TO THE BORROWER.

YOURS FAITHFULLY,

FOR,

SARASWATI NAGRI-11

**NOTE: THIS NOC IS TO BE SIGNED ON BEHALF OF THE BUILDERS BY THE AUTHORIZED
SIGNATORY only.**