

Sahil M. Bhargde

L.L.M

ADVOCATE

Plot No.167, Bajirabhu Nagar, 5th Lane,
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PNB HOUSING FINANCE LIMITED LEGAL TITLE OPINION/SRO SEARCH REPORT

Ref. No. : - 2026/SMB/PNB/OPN/LEG/SEPT/04
Login : - HOU/NAG/0826/5199944

Date: 07/09/2026

Report: - Positive

Search Receipt No.	:	GRN MH009770396202627E
Date of search receipt	:	07/09/2026
Search for the period from	:	2014-2026= 13 Years.
ANNEXURE	:	Search Receipt
Sub-Registrar office at Nagpur.	:	
Type of Case	:	Plot Purchase
To,	:	
The Branch Manager,	:	
PNBHFL,	:	
Nagpur.	:	
Sir,	:	

As desired by you the records of Sub-Registrar, Nagpur 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. Debashish S/o. Samir Bhowmick
- Name/s of the person/s offering mortgage.
Shri. Anurag Vidyadhar Khergade
- Status of the Owner/s and Mortgageor/s : **Individual**
- **Description of the Property:**

All that undivided 50% share in all that piece and parcel of land bearing **Southern portion of Plot No. 35** admeasuring 176.71 Sq. Mts, upon it duplex having Ground and First Floor total built up area 87.848 Sq. Mt., being a portion of entire land bearing **KH. NO. 42, 43, 44, 45/1 and 45/2 of Mouza- Borgaon** bearing PH No.8-A, City **Survey No. 575 of Sheet No. 33, 34** bearing Municipal Corporation House No. 508/35 situated at Ward No. 62 within the limits of Nagpur Improvement Trust Nagpur and Nagpur Municipal Corporation Nagpur in Tahsil and District Nagpur and the same is bounded as under :-

On the East	:	9 Mtrs wide Road
On the West	:	Open Space/other layout
On the North	:	Remaining portion of Plot No. 35
On the South	:	Plot No. 34.

Particulars of all documents made available for verification:

- Copy of Registered sale deed executed by Aadivasi Samaj Unnati Gruhnirman Sahkari Sanstha Maryadit Nagpur acting through its secretary Shri. Keshavrao Lachman Nandanwar in favor of Mrs. Meerabai Sukhdev Somkuwar, same was duly registered in the office of Sub- Registrar Nagpur No.2 at Sr. No. 34/72(P) dated 12/10/1984.**
- Copy of Registered correction deed executed by Aadivasi Samaj Unnati Gruhnirman Sahkari Sanstha Maryadit Nagpur acting through its secretary Shri. Keshavrao Lachman Nandanwar in favor of Mrs. Meerabai Sukhdev Somkuwar, same was duly registered in the office of Sub- Registrar Nagpur No.1 at Sr. No. 3347 dated 02/06/2007.**
- Copy of Regularization letter issued by Nagpur Improvement Trust Nagpur bearing its permit no. BE/NE/1900/2396, Case No. 200302241649, Layout No. 1900/N/BG/24 dated 07/06/2007.**

Copy of Registered sale deed executed by Mrs. Meerabai Sukhdev Somkuwar in favor of Shri. Sushil Sureshchandra Jain, 2. Smt. Kiran Sushil Jain, same was duly registered in the office of Sub- Registrar Nagpur No.4 at Sr. No. 3462/2007 dated 21/06/2007.

Copy of Registered agreement to sell executed by Shri. Sushil Sureshchandra Jain, 2. Smt. Kiran Sushil Jain in favor of Shri. Debashish Samir Bhowmick, same was duly registered in the office of Sub- Registrar Nagpur No.1 at Sr. No. 2258/2009 dated 06/05/2009.

