

MAKARAND M. PATHAK
 Advocate & Notary (Govt. of India)
 Plot No. 100, Bank Colony,
 Bhagwan Nagar, Nagpur - 440027.
 Mo. 9890387594, 8600109403
 E-mail – makarandpathak.2010@gmail.com

PNB HOUSING FINANCE LIMITED
LEGAL TITLE OPINION/SRO SEARCHREPORT

Login No. HOU/NAG/0926/5217305

Date: - 28/09/2026

Report	:	Positive
Search Receipt No.	:	GRN MH010961610202627E & GRN MH010963778202627E
Date of search receipt	:	28/09/2026
Search for the period	:	13 Years
ANNEXURE	:	Search Receipts
		Sub-Registrar office at Nagpur
Type of Case	:	Resale purchase

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. Nitirajsingh Shashikumar Bharadwaj
- Name/s of the person/s offering mortgage: - Shri Manoj Jagdish Prasad Agrawal
- Status of the Owner/s and Mortgagor/s: - Individual
- **Description of the Property**

All that piece and parcel of the land bearing Plot Nos. 03, admeasuring about 416.46 Square Meters (OR 4482.78 Square Feet), in the sanctioned layout known as “**Super City - II**”, being a part and portion of entire Non-Agricultural land bearing Kh. No. 59, 60/1 & 60/2, total admeasuring about 1.92 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur, and bounded as under: -

East	:	15.00 Mtrs., Village Road
West	:	Plot No. 04 & 05.
North	:	Plot No. 02.
South	:	12.00 Mtrs., Wide Road.

▪ **Particulars of all documents made available for verification**

1. Copy of General Power of Attorney dt. 09/02/2022, bearing Sr. No. 1280, executed by 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhai Rambhai Patel, 4. Smt. Manisha Suresh Patel & 5. Smt. Amita Kanjibhai Sodavadia in favour of Shri. Suresh Laljibhai Patel & Shri. Kanjibhai Nanjibhai Sodavadia
2. Copy of Sale Deed dt. 27/10/2023, bearing Sr. No. 8009, executed by 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia (for Himself and POA holder of No. 1, 3, 4, 5 & 6), 3. Shri. Laljibhai Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia in favour of Shri. Nitirajsingh Shashikumar Bharadwaj
3. Copy of N A Order (Sanad) dt. 24/05/2023, in Rev. Case No. 156/NAP-34/2022-23, issued by the Tahasildar, Nagpur (Gramin)
4. Copy of Layout Plan sanctioned by the NMRDA
5. Copy of Release Letter dt. 08/09/2023, issued by the N.I.T. for Plot No. 03 along with others

6. Copy of Registration Certificate dt. 03/02/2022, issued by the Maharashtra Real Estate Regulatory Authority
7. Copy of Title Report dt. 14/01/2022, issued by the Adv. Sandeep Shastri
8. Copy of List of Document dt. 26/09/2026, issued by PNB Housing Finance Ltd.

- Year up to which the property tax/society charge has been paid
Latest Tax Receipt Required
- Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office -
Yes.
- Whether the property/properties has/have been mutated in the name/s of the person/s offering the mortgagor
Yes.
- Where there is any bar under any local law for creation of the mortgage on the property. Whether there are any liabilities or encumbrances over the said property.
In Individual cases charge be created in 7/12 Extract
- Whether all approval clearance/sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained.
NA
- Whether equitable mortgage can be created on this property/properties
Yes
- Where the property/properties under consideration involves Land, whether the Land is Agricultural/ Non-Agricultural land, in case of N. A. land/plot-whether it is allowed for use of Residential/Commercial/Industrial Purpose: -
Not Applicable
- Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority?
Not Applicable
- Whether the property/properties is coming under the preview of Urban Land & Ceiling Act
No.
- Whether the property/ properties are owned by the person/s offering mortgage or is on lease (freehold / leasehold)
Free hold
- Whether the whole/part of the property/properties being offered for mortgage is/are rented or leased out to any third party
NA
- Whether the Property is subject to the claim of any minor person: -
No
- Whether the Property is subject to land acquisition proceedings: -
No
- **Description of the Search / Inspection Receipt**

Search Receipt No.	:	GRN MH010961610202627E & GRN MH010963778202627E
Date of search receipt	:	28/09/2026
Search for the period	:	13 Years
Additional documents (if any obtained)	:	No

▪ **Devolution of Title / Title Flow**

From the papers submitted above it appears that land bearing Kh. No. 59, admeasuring about 0.17 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur initially belonged to Shri. Shashikant Shaligram Pisar, as per recitals of Sale Deed.

That thereafter Shri. Shashikant Shaligram Pisar sold the land bearing Kh. No. 59, admeasuring about 0.17 HR to M/s Satyam Gruha Nirman Builders & Land Developers, by virtue of the Sale Deed dt. 15/02/2007, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 682. As such M/s Satyam Gruha Nirman Builders & Land Developers became the owner of the said land bearing Kh. No. 59, admeasuring about 0.17 HR. (As mentioned in the recitals of Sale Deed)

That thereafter M/s Satyam Gruha Nirman Builders & Land Developers, Nagpur acting through it's partners 1. Smt. Sushila Chandrakant Waghmare & 2. Mohd. Ismail Khan S/o Usman Khan sold the land

bearing Kh. No. 59, admeasuring about 0.17 HR to 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Smt. Manisha Suresh Patel & 4. Smt. Amita Kanjibhai Sodavadia, by virtue of the Sale Deed dt. 06/12/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 13782. As such 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Smt. Manisha Suresh Patel & 4. Smt. Amita Kanjibhai Sodavadia became the owners of the said land bearing Kh. No. 59, admeasuring about 0.17 HR.

That the land bearing Kh. No. 60, admeasuring about 1.75 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur initially belonged to 1. Shri. Sheshrao Dashrath Dandade, 2. Shri. Mahadeo Dashrath Dandade, 3. Smt. Sitabai Vithoba Patil and 4. Smt. Muktabai Sukhdeo Raut, as per revenue record.

That thereafter 1. Shri. Sheshrao Dashrath Dandade, 2. Shri. Mahadeo Dashrath Dandade, 3. Smt. Sitabai Vithoba Patil and 4. Smt. Muktabai Sukhdeo Raut have partitioned the aforesaid land between them. And as per the Partition land admeasuring about 0.88 HR out of Kh. No. 60 came to the share of 1. Shri. Sheshrao Dashrath Dandade, 2. Smt. Sitabai Vithoba Patil and 3. Smt. Muktabai Sukhdeo Raut, which is later on renumbered as Kh. No. 60/1. And land admeasuring about 0.87 HR out of Kh. No. 60 came to the share of 1. Shri. Mahadeo Dashrath Dandade, 2. Smt. Sitabai Vithoba Patil and 3. Smt. Muktabai Sukhdeo Raut which is later on renumbered as Kh. No. 60/2. (As per Ferfar No. 75 dt. 27/05/1996)

That it is submitted that Smt. Sitabai Vithoba Patil left for heavenly abode on 28/05/2012, at the time of death she was issueless as such her share in the aforesaid land devolved upon in favour remaining owners. (As mentioned in the recitals of Sale Deed)

That thereafter Miss. Beenal D/o Kanjibhai Sodavadia has executed the General Power of Attorney in favour of Shri. Kanjibhai Nanjibhai Sodavadia, on 05/04/2011, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2374.

That thereafter Shri. Sheshrao Dashrath Dandade & Smt. Muktabai Sukhdeo Raut have sold the land bearing Kh. No. 60/1, admeasuring about 0.88 HR to 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia (for himself and POA holder for No. 6), 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia, by virtue of the Sale Deed dt. 27/08/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9970. As such 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia became the owners of the said land bearing Kh. No. 60/1, admeasuring about 0.88 HR.

That thereafter Smt. Sitabai Vithoba Patil & Smt. Muktabai Sukhdeo Raut had relinquished their right, title, interest and share in the aforesaid land bearing Kh. No. 60/2, admeasuring about 0.87 HR in favour of Shri. Mahadeo Dashrath Dandade, by virtue of the Relinquishment Deed dt. 08/04/2004, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 2186. As such Shri. Mahadeo Dashrath Dandade became the owners of the said land bearing Kh. No. 60/2, admeasuring about 0.87 HR.

That thereafter Shri. Mahadeo Dashrath Dandade has sold the land bearing Kh. No. 60/2, admeasuring about 0.87 HR to 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia, by virtue of the Sale Deed dt. 05/08/2013, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 9156. As such 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia became the owners of the said land bearing Kh. No. 60/2, admeasuring about 0.87 HR.

That thereafter 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel & 5. Smt. Amita Kanjibhai Sodavadia have executed the General Power of Attorney in favour of Shri. Suresh Laljibhai Patel & Shri. Kanjibhai Nanjibhai Sodavadia, on 09/02/2022, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 1280.

That thereafter the said land bearing Kh. No. 59, 60/1 & 60/2, total admeasuring about 1.92 HR, is converted for Non-Agricultural Use vide Order (Sanad) passed by Tahasildar, Nagpur (Gramin), on 24/05/2023, in Rev. Case No. 156/NAP-34/2022-23. And the Layout Plan is duly sanctioned by the NMRDA.

All the aforesaid Documents are verified by this counsel at the time of submitting the First APF Report namely Super City - II dt. 07/08/2023.

That thereafter 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia (for Himself and POA holder of No. 1, 3, 4, 5 & 6), 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia sold the aforesaid Plot No. 03 to Shri. Nitirajsingh Shashikumar Bharadwaj, by virtue of the Sale Deed dt. 27/10/2023, which is duly registered before the Sub-Registrar Nagpur at Sr. No. 8009. As such Shri. Nitirajsingh Shashikumar Bharadwaj became the owner of the said Plot No. 0.

That thereafter Shri. Nitirajsingh Shashikumar Bharadwaj has mortgaged the aforesaid Plot No. 03 with PNB Housing Finance Ltd., Intimation of Mortgage dt. 17/11/2023, bearing No. 3066, of Nagpur PNB Housing Finance Ltd. is found in Online Search

I have taken the Online Search by Kh. No. 59 & 60, vide paid search portal on 28/09/2026 of Index-II made available for inspection in the Sub-Registrar Office by paying requisite charges and the documents produced before me, I am of the Opinion that Shri. Nitirajsingh Shashikumar Bharadwaj is the owner of the said property. However, charges or rights created by unregistered documents cannot be ascertained and known from the entries from the Govt. Record. That thereafter further from 01-11-2005 all the Sub Registrar of Nagpur have power to register documents irrespective of Mouza or ward where the property is situated and a Centralized System to take search of Index-II of all the offices at one place is yet to be devised, and In Sub Registrar Office Index-II are not complied Mouzawise and Encumbrance Certificate is not issued by the Sub-Registrar Office, there is likelihood of human error of oversight while taking online search, therefore by way of an abundant precaution an affidavit from the owner be taken stating on oath that his title over the property is clear and marketable and that said property is not transferred or alienated in any manner whatsoever and there are no encumbrance, however disclaimer mail sent on 02/08/2024 shall be applicable for the search in view of discrepancies in search site in view of the circular dt. 01/07/2024. It is submitted that IGR Website is displaying inconsistent interrupted irregularities/ missing/ misleading/ uneven/incomplete data due to technical problem of server shifting since 02nd January 2025 that is some of the entries are skipped or sometimes entries of some other Mouza are displayed. This happens in paid data as well as in free data extracted from the IGR website. Surprisingly same data is not displayed every time for same criteria. Hence the reliability of the same is questionable/data cannot be considered to be error-proof. Hence this report is issued on the basis of search of the data spooled from the IGR website except the charge of PNB Housing Finance Ltd.

We understand that now the purchaser/borrower intends to purchase the said property by availing the loan facilities of PNB HFL.

Notes/Disclaimer: - This report does not comment upon: Technical regularity (adherence to building bylaws, approvals etc.); whether the property is subject matter of any litigation; Authenticity of the Original Counterparts of the documents supplied.

DOCUMENTS REQUIRED WHILE CREATING E.M.
[LIST/ DETAILS OF TITLE DEEDS/ DOCUMENTS TO BE DEPOSITED FOR CREATING MORTGAGE BY DEPOSIT OF TITLE DEEDS]: -
Annexure-‘A’

Prior to sanction of loan

1. Copy of General Power of Attorney dt. 09/02/2022, bearing Sr. No. 1280, executed by 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia, 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel & 5. Smt. Amita Kanjibhai Sodavadia in favour of Shri. Suresh Laljibhai Patel & Shri. Kanjibhai Nanjibhai Sodavadia
2. Copy of Sale Deed dt. 27/10/2023, bearing Sr. No. 8009, executed by 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia (for Himself and POA holder of No. 1, 3, 4, 5 & 6), 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia in favour of Shri. Nitirajsingh Shashikumar Bharadwaj
3. Copy of N A Order (Sanad) dt. 24/05/2023, in Rev. Case No. 156/NAP-34/2022-23, issued by the Tahasildar, Nagpur (Gramin)
4. Copy of Layout Plan sanctioned by the NMRDA
5. Copy of Release Letter dt. 08/09/2023, issued by the N.I.T. for Plot No. 03 along with others
6. Copy of Registration Certificate dt. 03/02/2022, issued by the Maharashtra Real Estate Regulatory Authority

7. Copy of Title Report dt. 14/01/2022, issued by the Adv. Sandeep Shastri
8. Copy of List of Document dt. 26/09/2026, issued by PNB Housing Finance Ltd
9. Copy of latest 7/12 Extract in the name of Shri. Nitirajsingh Shashikumar Bharadwaj
10. Copy of latest Tax Receipt for Plot No. 03
11. Copy of latest Tax Assessment for Plot No. 03
12. Draft Sale Deed to be executed by Shri. Nitirajsingh Shashikumar Bharadwaj in favour of Shri Manoj Jagdish Prasad Agrawal

In our opinion, the following documents are required to be taken for creation of security:

Annexure “B”

At the time of Delivery of Pay Order(s)/ Demand Draft (s) to the Seller/Borrowers

1. Original List of Document dt. 26/09/2026, issued by PNB Housing Finance Ltd
2. Original Proposed Registered Sale Deed executed by Shri. Nitirajsingh Shashikumar Bharadwaj in favour of Shri Manoj Jagdish Prasad Agrawal

Annexure “C”

Post Disbursal: -

1. Original Sale Deed dt. 27/10/2023, bearing Sr. No. 8009, executed by 1. Shri. Suresh Laljibhai Patel, 2. Shri. Kanjibhai Nanjibhai Sodavadia (for Himself and POA holder of No. 1, 3, 4, 5 & 6), 3. Shri. Laljibhau Rambhai Patel, 4. Smt. Manisha Suresh Patel, 5. Smt. Amita Kanjibhai Sodavadia & 6. Miss. Beenal D/o Kanjibhai Sodavadia in favour of Shri. Nitirajsingh Shashikumar Bharadwaj
2. Original No Due Certificate from Nagpur PNB Housing Finance Ltd

Document nice to have: - Not Applicable

Pay Order /Demand Draft/ Cheque favouring made by PNBHFL in favour of: -

Shri. Nitirajsingh Shashikumar Bharadwaj (and part towards closure of loan account of owner with PNB Housing Finance Ltd)

CERTIFICATE

THIS IS TO CERTIFY that, Shri. Nitirajsingh Shashikumar Bharadwaj is the owner of Property. The said property is free from all other sorts of encumbrances, lien, charges, mortgages, etc. and they will have valid, ***absolute, clear and marketable title*** to the property, except the charge of PNB Housing Finance Ltd. And can create a valid mortgage in favour of PNBHFL after the submission of original document mentioned above in the report. The said Property / mortgage can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto (“SARFAESI”) by PNBHFL.

Nagpur: -
Dt.28/09/2026

MAKARAND M PATHAK
Advocate
**MAKARAND
MADHAO
PATHAK**

Digitally signed by MAKARAND MADHAO PATHAK
DN: cn=MAKARAND MADHAO PATHAK, c=IN, o=NAGPUR, ou=Personal, e=MILIS88347@ADAMBRA.COM
Reason: I am the author of this document
Location:
Date: 2026-09-28 15:10+05:30

ADV. MAKARAND M. PATHAK
Plot No.100, Bank Colony,
Bhagwan Nagar, Nagpur - 440027.
Ph. No. 2756455; Mo. 9890387594
makarandpathak.2010@gmail.com

SEARCH REPORT

Detailed Address of the Property: -

All that piece and parcel of the land bearing Plot Nos. 03, admeasuring about 416.46 Square Meters (OR 4482.78 Square Feet), in the sanctioned layout known as “**Super City - II**”, being a part and portion of entire Non-Agricultural land bearing Kh. No. 59, 60/1 & 60/2, total admeasuring about 1.92 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur, and bounded as under: -

East	:	15.00 Mtrs., Village Road
West	:	Plot No. 04 & 05.
North	:	Plot No. 02.
South	:	12.00 Mtrs., Wide Road

Owner: - Shri. Nitirajsingh Shashikumar Bharadwaj

Borrower: - Shri Manoj Jagdish Prasad Agrawal

THIS IS TO CERTIFY THAT I have taken Online search in respect of the above said property for the period of 13 years from 2014 to 2026 on 28/09/2026 which is as follows: -

YEAR: -

Year	Entries Found in Online search
2014	Nil
2015	Nil
2016	Nil
2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Nil
2022	Nil
2023	Sale Deed dt. 27/10/2023, bearing Sr. No. 8009 Intimation of Mortgage dt. 17/11/2023, bearing No. 3066
2024	Nil
2025	Nil
2026	Nil

Attached the Govt. Fees paid vide receipt No. GRN MH007500720202526E dated 28/09/2026

Nagpur: -
Dt.28/09/2026

MAKARAND M PATHAK
Advocate

MAKARAN
D MADHAO
PATHAK

Digitally signed by MAKARAND
MADHAO PATHAK
DN: cn=MAKARAND MADHAO
PATHAK c=IN I=NAGPUR
o=Personal
e=MILIS88347@ADAMBRA.COM
Reason: I am the author of this
document
Location:
Date: 2026-09-28 15:10+05:30

**BEFORE THE EXECUTIVE MAGISTRATE/
PUBLIC NOTARY, NAGPUR**

DEPONENTS: - Shri. Nitirajsingh Shashikumar Bharadwaj
Aged about ____ years, Occupation:
R/o.

AFFIDAVIT

The above named Deponent do hereby takes oath and states as under: -

- 01) I the above named deponent to hereby take oath and state that I am the resident of the above mentioned address
- 02) I the above named deponents to hereby take oath and state that I owned and possessed the schedule property.

The details of schedule property is as under: -

All that piece and parcel of the land bearing Plot Nos. 03, admeasuring about 416.46 Square Meters (OR 4482.78 Square Feet), in the sanctioned layout known as “**Super City - II**”, being a part and portion of entire Non-Agricultural land bearing Kh. No. 59, 60/1 & 60/2, total admeasuring about 1.92 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur, and bounded as under: -

East	:	15.00 Mtrs., Village Road
West	:	Plot No. 04 & 05.
North	:	Plot No. 02.
South	:	12.00 Mtrs., Wide Road

- 03) I state on oath that there is no minor's interest in the said property.
- 04) I further state on oath that there is no bar or restrictions under the land ceiling laws or any other laws for the time being in force for holding the aforesaid property nor the aforesaid property is in process of acquisition under the land acquisition act. I had obtained all the permission consent and approvals salutatory or otherwise and has complied with all the requirements as may be necessary for the creation of effect mortgage.
- 05) I further state on oath that the aforesaid property is not subject matter of any litigation, dispute, nor title over the said property had been challenged before any court, forum or authority nor it is under attachment or acquisition.
- 06) I further state on oath that the that in near future if any loss is caused to the PNB Housing Finance Ltd Nagpur due to the aforesaid transactions in that event I will personally indemnify the PNB Housing Finance Ltd Nagpur for the same.
- 07) I further state on oath that I shall be liable for the Criminal Prosecution as per the law if the contents of the above paras are found false.

Hence this affidavit

Nagpur
Dt.

Deponents

VERIFICATION

The Content of Para 1 to 7 are true to my personal knowledge and belief hence verified and signed on this ____ day of _____, 2026 at Nagpur.

Deponents

INDEMNITY-BOND

THIS Indemnity Bond is executed on this ____ day of _____ 2026, by

EXECUTANTS: - Shri Manoj Jagdish Prasad Agrawal
 Aged about ____ years, Occupation:
 R/o.

That, the indemnifiers/executants had availed the financial assistance from the PNB Housing Finance Ltd., Nagpur by way of creating the equitable mortgage over the scheduled property

SCHEDULE OF PROPERTY

All that piece and parcel of the land bearing Plot Nos. 03, admeasuring about 416.46 Square Meters (OR 4482.78 Square Feet), in the sanctioned layout known as “**Super City - II**”, being a part and portion of entire Non-Agricultural land bearing Kh. No. 59, 60/1 & 60/2, total admeasuring about 1.92 HR, situated at **Mouza - Gotalpanjari**, P. S. K. 38-A, within the limits of Tahsil - Nagpur (Gramin) and District Nagpur, and bounded as under: -

East	:	15.00 Mtrs., Village Road
West	:	Plot No. 04 & 05.
North	:	Plot No. 02.
South	:	12.00 Mtrs., Wide Road

AND WHEREAS during the course of the said transaction and while its completion, the indemnifiers/executants represented unto the PNB Housing Finance Ltd., Nagpur that the former had an absolute legal right and authority to sell, transfer and convey the said property;

NOW, THIS BOND WITNESSES as follows: -

1. That the indemnifiers/ executants does hereby agree and undertake to indemnify the PNB Housing finance ltd, Nagpur for any loss or damage caused in respect of the said property.
2. That the indemnifiers/executants has been executing this bond only as a part and by way of the promise given by him /her to indemnify the loss or damage, if caused, in respect of the said transaction or property.
3. That indemnifiers/executants has been assured the PNB Housing finance Ltd., Nagpur that he /she will provide all the necessary post disbursement documents i.e. Registered Sale Deed of the scheduled property and required Property Card, Tax Receipt, No-objection Certificate to Sale etc OR as per the legal search report at the earliest to the PNB Housing Finance Ltd., Nagpur.

In Witness whereof the indemnifiers/executants hereto have signed hereunder at Nagpur.

INDEMNIFIERS/EXECUTANT