

Sahil M. Bhangde

LL.M

ADVOCATE

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

Ref. No. : - 2026/SMB/PNB/OPN/LEG/AUG/25

Login: - HOU/NAG/0826/5189884

Date: 09/09/2026

Report: - Positive

Search Receipt No. : GRN MH009936542202627E

Date of search receipt : 09/09/2026

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

ANNEXURE : Search Receipt

Sub-Registrar office at Nagpur.

Type of Case : Resale 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:
1) Mr. Arupkumar Ashokkumar Sil 2) Mrs. Sumitra Arupkumar Sil
- Name/s of the person/s offering mortgage.
Mr. Ravi Ambole
- Status of the Owner/s and Mortgagor/s : **Individual**

Description of the Property:

All that RCC superstructure comprising of residential **Apartment No. 305** admeasuring Built up Area of 87.93Sq. Mt. situated on the Third Floor of the building to be known and styled as "SWASTIK APARTMENT" together with 5.64% undivided share and interest in all that piece and parcel of land bearing Plot Nos. 03, 04 and 11 having total admeasuring about 567.83 Sq. Mt. being a portion of entire land bearing Kh. No. 39-F of Mouza Hudkeshwar (Bu.) having P.H. No. 37 bearing Gram Panchayat House No. 41 situated at Ward No. 3/H.G. within the limits of Gram Panchayat Narsala in Tahsil Nagpur Rural and District Nagpur and the same is bounded as under :-

On the East : Flat No. 303
On the West : Road
On the North : Flat No. 306
On the South : Plot No. 05.

Particulars of all documents made available for verification:

1. **Certified Copy of** N.A. order passed by Hon. Collector Nagpur in Rev. Case No. 33/NAP-34/1995-96 dated 12/03/1996.
2. **Certified Copy of** Registered Sale Deed executed by Mr. Ramesh Rajaram Burile in favour of Sau. Meena Sanjay Khadse, same was duly registered in the office of Sub-registrar Nagpur Rural at Sr. No.294(P), dated 11/03/1999. (Plot No. 11)
3. **Certified Copy of** Registered Sale Deed executed by Mr. Chandrakant Sadashivrao Nagpure in favour of Mr. Sanjay Bhagwanrao Khadse, same was duly registered in the office of Sub-registrar Nagpur Rural at Sr. No. 1268/2005, dated 22/02/2005. (Plot No. 03)
4. **Copy of** Sanctioned Building Plan issued by Gram Panchayat Narsala dated 12/04/2005.
5. **Copy of** Registered Deed of Declaration executed by 1) Mr. Sanjay Bhagwanrao Khadse 2) Sau. Meena Sanjay Khadse, same was duly registered in the office of Sub-registrar Nagpur No.07 at Sr. No.3448/2005, dated 09/12/2005.
6. **Copy of** Registered Power of Attorney executed by Mr. Sanjay Bhagwanrao Khadse in favour of Sau. Meena Sanjay Khadse, same was duly registered in the office of Sub-registrar Nagpur No.07 at Sr. No.3449/2005, dated 09/12/2005.
7. **Copy of** Registered Sale Deed executed by 1) Mr. Sanjay Bhagwanrao Khadse acting through Power of Attorney Holder Sau. Meena Sanjay Khadse 2) Sau. Meena Sanjay Khadse as a vendor and M/s Swastik Builders and Developers acting through partner Sau. Meena Sanjay Khadse as a consenter in favour of 1) Mr. Ratan Mansingh Suryavanshi 2) Mrs. Geeta Ratan Suryavanshi, same was duly registered in the office of Sub-registrar Nagpur No.07 at Sr. No.7186/2006, dated 19/12/2006.