

Sahil M. Bhangde

LL.M

ADVOCATE

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PNB HOUSING FINANCE LIMITED LEGAL TITLE OPINION/SRO SEARCH REPORT

Ref. No. : - 2026/SMB/PNB/OPN/LEG/SEPT/16

Login: - HOU/NAG/0826/5191743

Date: 15/09/2026

Report: - Positive

Search Receipt No. : GRN MII010071798202627E

Date of search receipt : 15/09/2026

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

ANNEXURE : Search Receipt

Sub-Registrar office at Nagpur.

Type of Case : 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:

Smt. Varsha Vijay Karmarkar

- Name/s of the person/s offering mortgage.

Shri. Ashish Arunrao Khade

- Status of the Owner/s and Mortgagor/s : Individual

- Description of the Property:

ALL that R.C.C. Superstructure comprising of **Apartment No. 102, Wing-B**, covering Built up area 66.19 Sq. Mt. and Super Built up area about 79.431 Sq. Mtr., situated on the First Floor of the Building known and styled as "**Green Emerlad-3**" in the entire area to be known and styled as "**GREEN SPACE INFRA'S GREEN CITY**" Togetherwith 0.350% proportionate undivided share and interest in all that piece and parcel of land bearing **Kh. No. 5/1**, admeasuring about 1.69 Hectares, of **Mouza-Gotal Panjari**, P. H. No. 38/A, in Tahsil – Nagpur (Rural) & District – Nagpur and the same is bounded as under :-

- On the East : Field Survey No. 5/2
- On the West : Field Survey No. 9
- On the North : Pandhan
- On the South : Field Survey No. 5/3 and 5/4.

Particulars of all documents made available for verification:

- Copy of NA order passed by Collector Nagpur, vide its Revenue Case No.304/NAP-34/2011-2012, dt. 26.03.2012.
- Copy of Registered General Power of Attorney executed by 1)Shri Dhirajlal Ratilal Mandaviya, 2)Shri. Rajendra S/o. Dhirjlal Mandaviya 3)Shri. Narendra Dhirjlal Mandaviya, 4)Smt. Veena w/o. Rajendra Mandaviya 5) Smt. Yamin w/o. Narendra Mandaviya in favor of 2)Shri. Rajendra S/o. Dhirjlal Mandaviya 3)Shri. Narendra Dhirjlal Mandaviya, same was registered in the office of Sub-registrar Nagpur No. 08 at Sr. No. 2779/2012 dated 17/04/2012.
- Copy of Letter of Development Agreement issued by The Nagpur Improvement Trust, Nagpur bearing Letter No. EE(Metro)/2664, Dt. 07.05.2012.
- Copy of sanctioned Building Plan & Permit sanctioned by NIT, Nagpur vide its permit no. B.E. (Metro)/South/Nagpur (Rural)/Case No. MB3217/2012051492/93 dated 11/09/2012.
- Original Registered Agreement to Sell executed by 1) Shri. Rajendr. S/o. Dhirjlal Mandaviya 2) Shri. Narendra Dhirjlal Mandaviya, 3) Shri. Yash Narendra Mandaviya acting through their power of attorney 1)Shri. Rajendra Dhirajlal Mandaviya, 2)Shri. Narendra Dhirjlal Mandaviya (As a vendor) and M/s Green Space Infra acting through its partners 1)Shri. Rajendra Dhirajlal Mandaviya, 2)Sh. i. Narendra Dhirjlal Mandaviya through its power of attorney Shri. Dilip Rambhau Deogade (As a Developer) in favor of Smt. Varsha Vijay Karmarkar, Same was Registered in the office of Sub-Registrar Nagpur No. , at Sr. No.3873/2013, dated 30/07/2013.

