

Res. : 54 Sawarkar Nagar,
Khamla Road, Nagpur-15

Mb.9822936551

Ashwin R. Patil
ADVOCATE

TITLE VERIFICATION AND SEARCH REPORT

PIONEER INFRASTRUCTURES COMPANY PRIVATE LIMITED, a company duly Incorporated under the Companies Act, 1956, having its Office at 263, Bajaj Nagar, WHC Road, Nagpur-440010 and acting through its Director **SHRI ANIL T. NAIR**, Resident of 239, B-2, Bajaj Nagar, Nagpur, Code No. 440010, sought Verification report from me for the title of ALL THAT Piece and Parcel of land bearing Plot Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 75, 76, 83, 84, 85, 86, 92, 94, 95, 96, 97, 100, (Total 33 plots) out of the layout of Natraj Co-Operative Housing Society Limited, Nagpur containing by admeasurements 5445 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 34/1 and 34/4 of Mouza – BHAMTI, Patwari Halka No. 44, bearing City Survey No. 170, Sheet No. 606/14 and 607/13 of Mouza – BHAMTI, situated at Bhamti, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District - NAGPUR. I Ashwin Patil, Advocate Plot NO. 54, Sawarkar Nagar, Nagpur, Pin Code No. 440015 do hereby submit my report as follows:-

- (1) The links in the chain of title have been property established. All the transactions have been duly verified from the relevant records of Registrar of Document.
- (2) THAT 'Title History' of last 15 years from this date shows the following chain of transaction regarding the property described in schedule. ALL THAT Piece and Parcel of land bearing Kh. No. 34/4, having an area of 0.64 Hectares, Rental Rs. 3.79 held in Bhogwatdar Class-1 Rights of Mouza – BHAMTI, P.S.K. 44, Khate No. 106, bearing City Survey No. 170 and Sheet Nos. 606/14 and 607/13, situate at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, belonged to (i) Mr. Sudhakar Natthuji Gudadhe (ii) Mr. Baba Natthuji Gudadhe (iii) Mrs. Shalini Madhukar Gudadhe (iv) Mr. Manish Madhukar Gudadhe (v) Mr. Nitin Madhukar Gudadhe (vi) Mrs. Vaishali Shrikant Mankar and (vii) Mrs. Rupali Manoj Dhote.
- (3) THAT in the like manner ALL THAT Piece and Parcel of land bearing Kh. No. 34/1, having an area of 0.84 Hectares, Rental Rs. 4.10 held in Bhogwatdar Class-1 Rights of Mouza – BHAMTI, P.S.K. 44, Khate No. 479, bearing City Survey No. 170 and Sheet Nos. 606/14 and 607/13, situate at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR, Originally belonged to (i) Mrs. Mandakini Krishnarao Maiskin (ii) Mrs. Kalpana Ashok Thakre.
- (4) THAT Mrs. Mandakini Krishnarao Miskin died on 23.04.2014 leaving behind her Only Son Mr. Abhijit Krishnarao Miskin and Only married daughter namely Mrs. Ashwini Gajendra Thakre to succeed over her share in the aforesaid property.


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(5) THAT (1) Mr. Abhijit Krishnarao Miskin, (2) Ashwini Gajendra Thakre, through its Power Of Attorney Holder Krishnarao Gulabrao Miskin, (3) Mrs. Kalpana Ashokrao Thakre, (4) Shri Sudhakar Natthuji Gudadhe, (5) Shri Baba Natthuji Gudadhe, (6) Shri Manish Madhukar Gudadhe, (7) Shri Nitin Madhukar Gudadhe, (8) Smt. Shalini Madhukar Gudadhe, (9) Mrs. Vaishali Shrikant Mankar, and (10) Mrs. Rupali Manoj Dhote lateron jointly transferred/sold the said the land having an area of 1.48 Hectors out of Kh. Nos. 34/1 and 34/4 of MOUZA - BHAMTI, P.S. 44, held in Occupancy Class-1 Rights, bearing City Survey No. 170 and Sheet Nos. 606/14 and 607/13, situate at Bhamti, Nagpur, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR by way of sale to Natraj Co-Operative Housing Society Limited, Nagpur, by a Sale Deed Dated 04.11.2015, which is duly registered in the Office of the Sub-Registrar Nagpur - 6 in Book No. 1 at Registered Serial No. 4380 on 04.11.2015.

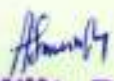
(6) THAT Natraj Co-Operative Housing Society Limited, Nagpur prepared a layout of the said land by carving out various Plots of different sizes therein. And accordingly they prepared a layout of the said land by carving out various plots of different sizes therein and the layout is sanctioned by Nagpur Improvement Trust, Nagpur.

(7) THAT Natraj Co-Operative Housing Society Limited, Nagpur lateron transferred/sold the various plots to the various members and the said members further transferred the plots to M/s Pioneer Infrastructures Co. Pvt. Ltd more specifically described in the following chart :-

Sr No.	Plot No.	Sale Deed No.1	Sale Deed No.2	RL Permit No.	Date of RL
1	1	Sale Deed registered at NGN2-5691-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	29	15.01.2016
2	2	Sale Deed registered at NGN2-5693-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	22	14.01.2016
3	3	Sale Deed registered at NGN2-5692-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	23	14.01.2016
4	4	Sale Deed registered at NGN2-5689-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	24	14.01.2016
5	5	Sale Deed registered at NGN2-5690-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	25	14.01.2016
6	7	Sale Deed registered at NGN3-1806-2016 by Natraj Co-operative Housing Society in Favour of Shri. Prakash Madhukar Vankar	Sale Deed registered at NGN3-4223-2016 by Shri. Prakash Madhukar Vankar in favour of Pioneer Infrastructures Co. Pvt Ltd.	322	01.04.2016
7	8	Sale Deed registered at NGN3-1808-2016 by Natraj Co-operative Housing Society in Favour of Shr. Nitin Gunwantrao Bhore	Sale Deed registered at NGN3-4222-2016 by Shri. Nitin Gunwantrao Bhore in favour of Pioneer Infrastructures Co. Pvt Ltd.	320	01.04.2016
8	9	Sale Deed registered at NGN3-1807-2016 by Natraj Co-operative Housing Society in Favour of Shr. Pankanj Wasudeorao Zile	Sale Deed registered at NGN3-4224-2016 by Shr. Pankanj Wasudeorao Zile in favour of Pioneer Infrastructures Co. Pvt Ltd.	321	01.04.2016


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9	10	Sale Deed registered at NGN5-4166-2015 by Natraj Co-operative Housing Society in Favour of Shr. Anil T. Nair.	Sale Deed registered at NGN3-4217-2016 by Shr. Anil T. Nair in favour of Pioneer Infrastructures Co. Pvt Ltd.	36	18.01.2016
10	11	Sale Deed registered at NGN5-4168-2015 by Natraj Co-operative Housing Society in Favour of Shr. Anil T. Nair.	Sale Deed registered at NGN3-4218-2016 by Shr. Anil T. Nair in favour of Pioneer Infrastructures Co. Pvt Ltd.	35	18.01.2016
11	12	Sale Deed registered at NGN5-4164-2015 by Natraj Co-operative Housing Society in Favour of Shr. Anil T. Nair.	Sale Deed registered at NGN3-4215-2016 by Shr. Anil T. Nair in favour of Pioneer Infrastructures Co. Pvt Ltd.	37	18.01.2016
12	13	Sale Deed registered at NGN5-4167-2015 by Natraj Co-operative Housing Society in Favour of Shr. Anil T. Nair.	Sale Deed registered at NGN3-4214-2016 by Shr. Anil T. Nair in favour of Pioneer Infrastructures Co. Pvt Ltd.	34	18.01.2016
13	14	Sale Deed registered at NGN5-4165-2015 by Natraj Co-operative Housing Society in Favour of Shr. Anil T. Nair.	Sale Deed registered at NGN3-4216-2016 by Shr. Anil T. Nair in favour of Pioneer Infrastructures Co. Pvt Ltd.	33	18.01.2016
14	15	Sale Deed registered at NGN5-4162-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	38	20.01.2016
15	16	Sale Deed registered at NGN5-4163-2015 by Natraj Co-operative Housing Society in Favour of Pioneer Infrastructures Co. Pvt Ltd.	N.A	39	20.01.2016
16	17	Sale Deed registered at NGN2-501-2016 by Natraj Co-operative Housing Society in Favour of Mrs. Renuka Krishanrao Mohod	Sale Deed registered at NGN3-4368-2016 by Mrs. Renuka Krishanrao Mohod in Favour of Pioneer Infrastructures Co. Pvt Ltd.	165	14.03.2016
17	18	Sale Deed registered at NGN2-504-2016 by Natraj Co-operative Housing Society in Favour of Mrs. Sandhya Suresh Gawande	Sale Deed registered at NGN3-4294-2016 by Mrs. Sandhya Suresh Gawande in Favour of Pioneer Infrastructures Co. Pvt Ltd.	164	14.03.2016
18	19	Sale Deed registered at NGN3-1809-2016 by Natraj Co-operative Housing Society in Favour of Shri. Bharat Bhimrao Pakhidde	Sale Deed registered at NGN3-4235-2016 by Shri. Bharat Bhimrao Pakhidde in Favour of Pioneer Infrastructures Co. Pvt Ltd.	323	02.04.2016
19	20	Sale Deed registered at NGN3-1140-2016 by Natraj Co-operative Housing Society in Favour of Shr. Krishnarao Bhagwat Mohod.	Sale Deed registered at NGN3-4271-2016 by Shr. Krishnarao Bhagwat Mohod. in Favour of Pioneer Infrastructures Co. Pvt Ltd.	128	02.03.2016
20	21	Sale Deed registered at NGN3-1812-2016 by Natraj Co-operative Housing Society in Favour of Shr. Ajay Vasudeo Khorgade	Sale Deed registered at NGN3-4267-2016 by Shr. Ajay Vasudeo Khorgade. in Favour of Pioneer Infrastructures Co. Pvt Ltd.	327	04.04.2016
21	22	Sale Deed registered at NGN3-1811-2016 by Natraj Co-operative Housing Society in Favour of Shr.Chandrashekhar Narayan Barde	Sale Deed registered at NGN3-4241-2016 by Shr.Chandrashekhar Narayan Barde in Favour of Pioneer Infrastructures Co. Pvt Ltd.	319	01.04.2016
22	75	Sale Deed registered at NGN3-1138-2016 by Natraj Co-operative Housing Society in Favour of Smt. Sarita Pradeep Vithole	Sale Deed registered at NGN3-4295-2016 by Smt. Sarita Pradeep Vithole in Favour of Pioneer Infrastructures Co. Pvt Ltd.	127	02.03.2016
23	76	Sale Deed registered at NGN3-1139-2016 by Natraj Co-operative Housing Society in Favour of Smt. Sarita Pradeep Vithole	Sale Deed registered at NGN3-4296-2016 by Smt. Sarita Pradeep Vithole in Favour of Pioneer Infrastructures Co. Pvt Ltd.	126	02.03.2016
24	83	Sale Deed registered at NGN2-358-2016 by Natraj Co-operative Housing Society in Favour of Shri. Ratan Badriprasad Shrivast	Sale Deed registered at NGN3-4228-2016 by Shri. Ratan Badriprasad Shrivast in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 90	17.02.2016
25	84	Sale Deed registered at NGN2-361-2016 by Natraj Co-operative Housing Society in Favour of Shri. Bharat Bhimrao Pakhidde	Sale Deed registered at NGN3-4234-2016 by Shri. Bharat Bhimrao Pakhidde in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 94	17.02.2016
26	85	Sale Deed registered at NGN3-760-2016 by Natraj Co-operative Housing Society in Favour of Shri. Suhas Nanaji Dhote	Sale Deed registered at NGN3-4229-2016 by Shri. Suhas Nanaji Dhote in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 88	17.02.2016


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27	86	Sale Deed registered at NGN3-759-2016 by Natraj Co-operative Housing Society in Favour of Shri. Sudhir Balwant Aloni	Sale Deed registered at NGN3-4227-2016 by Shri. Sudhir Balwant Aloni in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 91	17.02.2016
28	92	Sale Deed registered at NGN3-1222-2016 by Mrs. Mangala Adekar in Favour of Pioneer Infrastructures Co. Pvt Ltd.	NA.	129	02.03.2016
29	94	Sale Deed registered at NGN3-763-2016 by Natraj Co-operative Housing Society in Favour of Smt. Sheetal Abhay Khorgade	Sale Deed registered at NGN3-4270-2016 by Smt. Sheetal Abhay Khorgade in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 94	17.02.2016
30	95	Sale Deed registered at NGN2-360-2016 by Natraj Co-operative Housing Society in Favour of Shri. Pradeep Gomaji Vithole	Sale Deed registered at NGN3-4240-2016 by Shri. Pradeep Gomaji Vithole in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 89	17.02.2016
31	96	Sale Deed registered at NGN2-359-2016 by Natraj Co-operative Housing Society in Favour of Mrs. Renuka Krishnarao Mohod	Sale Deed registered at NGN3-4269-2016 by Mrs. Renuka Krishnarao Mohod in Favour of Pioneer Infrastructures Co. Pvt Ltd.	BE (W) 92	17.02.2016
32	97	Sale Deed registered at NGN3-2387-2016 by Natraj Co-operative Housing Society in Favour of Shr. Nitin Gunwantrao Bhore	Sale Deed registered at NGN3-4226-2016 by Shri. Nitin Gunwantrao Bhore in favour of Pioneer Infrastructures Co. Pvt Ltd.	366	18.4.2016
33	100	Sale Deed registered at NGN3-1810-2016 by Natraj Co-operative Housing Society in Favour of Shri. Rahul Shivaji Dhote	Sale Deed registered at NGN3-4239-2016 by Shri. Rahul Shivaji Dhote in Favour of Pioneer Infrastructures Co. Pvt Ltd.	316	30.03.2016

(8) I have taken the search from Records of Registrar's office for last 15 years by paying the necessary search fee Vide Challan GRN No. MH000970783201617E Dated 12.05.2016 in the office of Sub- Registrar Nagpur.

(9) While searching the records, it was found that some record was in mutilated and torn form, intermittently some record was missing. Moreover, the indexing of record as required under registration Act. 1908 is incomplete. On the basis of searches made by me and original documents placed before me, I certify that the property referred in schedule is owned as mentioned in the above chart and free from all encumbrances, charges, liens, mortgages or any other claim affecting the clear title.

(10) That, all the relevant documents of title i.e. Sale Deeds, R. L. Letter, N.A. Order, Property Card placed before me are Copies and appears to be genuine.

(11) That later on M/s Pioneer Infrastructures Co. Pvt. Ltd availed project finance by mortgaging 31 plots out of 33 plots (except Plot No.92 & 97) and the said 31 plots are duly mortgaged by HDFC Ltd, Nagpur which is duly registered at the office of the Sub-Registrar Nagpur-3 at serial no.4357 dated 27.06.2016.

(12) I have also confirmed from Govt. and public land acquisition authorities that the property described in the schedule is not subject to any acquisition or requisition from the authorities.

(13) In result, I have to state that I have made necessary searches at the concerned Sub-Registrars office upto date and as the result of such searches, I am satisfied that the


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CHALLAN
MTR Form Number-6

GRN MH003933539201718E	BARCODE 	Date 28/07/2017-10:22:21	Form ID
Department Inspector General Of Registration		Payer Details	
Search Fee		TAX ID (If Any)	
Type of Payment Other Items		PAN No.(If Applicable)	
Office Name NGP4_JT NAGPUR NO 4 SUB REGISTRAR		Full Name	Adv Ashwin Patil
Location NAGPUR			
Year 2017-2018 One Time		Flat/Block No.	54
Account Head Details	Amount In Rs.	Premises/Building	
0030072201 SEARCH FEE	375.00	Road/Street	Sawarkar Nagar
		Area/Locality	Nagpur
		Town/City/District	
		PIN	4 4 0 0 1 5
		Remarks (If Any)	
		Search Fee Mouza Bhamto Kh No 34/1 and 34/4 City Survey No 170	
		Amount In	Three Hundred Seventy Five Rupees Only
Total	375.00	Words	
Payment Details STATE BANK OF INDIA		FOR USE IN RECEIVING BANK	
Cheque-DD Details		Bank CIN	Ref. No. 00040572017072896089 IK00GJQVY6
Cheque/DD No.		Bank Date	RBI Date 28/07/2017-10:22:50 Not Verified with RBI
Name of Bank		Bank-Branch	STATE BANK OF INDIA
Name of Branch		Scroll No. , Date	Not Verified with Scroll

Mobile No. : 9822936551

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चालान "टॉप ऑफ पेमेंट" मध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा जोडणी न करता याच्या दस्तांसाठी लागू नाही.

property in question would be free from all types of encumbrances only after obtaining No objection / no dues certificate from HDFC Ltd.

(14) I have to further add that there is no impediment, if the borrower mortgages the property to the Bank, for raising the loan and such property will be good and marketable security for the Bank if he provide following documents :

- 1) **Original Sale Deeds of mentioned in the Chart relating to particular plot of land .**
- 2) **Original release letter**
- 3) **No objection for mortgage /No dues certificate of HDFC Ltd**
- 4) **Copy of Property Card of City Survey**
- 5) **Copy of Tax receipt of NMC paid up to 2017.**

SCHEDULE REFERRED TO ABOVE

ALL THAT Piece and Parcel of land bearing Plot Nos. 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 75, 76, 83, 84, 85, 86, 92, 94, 95, 96, 97 & 100, out of the layout of Natraj Co-Operative Housing Society Limited, Nagpur containing by admeasurements 5445 Sq. Mtrs. being a portion of the entire land bearing Khasra No. 34/1 and 34/4 of Mouza – BHAMTI, Patwari Halka No. 44, bearing City Survey No. 170, Sheet No. 606/14 and 607/13 of Mouza – BHAMTI, situated at Bhamti, within the limits of the Nagpur Municipal Corporation Ward No. 75 in Tahsil and District – NAGPUR.

Date : 28.07.2017

Place: Nagpur



(Ashwin Patil)
Advocate

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