

Res. : Sawarkar Nagar,
Khamla Road, Nagpur-15
Mb.9822936551

Ashwin R. Patil
ADVOCATE

TO WHOMSOEVER IT MAY CONCERN

ENCUMBRANCE CERTIFICATE

Project Details

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 Authorised Signatory **SHRI ANIL T. NAIR**, in the Project of plots known as "**Pioneer Orion**" 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. Mtr, Khasra No. 34/1 and 34/4 of Mouza – BHAMTI, City Survey No. 170, Sheet No. 606/14 and 607/13 of Mouza – BHAMTI, situated at Bhamti, Ward No. 75 in Tahsil and District – NAGPUR.

After going through the relevant documents related to title such as Property card, Extract form of 7/12, City Survey record, Sale Deed and other signed documents and the financial accounts maintained by them, I hereby Certify as under:

- No litigation is pending related to any right, title, and interest in the ongoing project of any previous owners.
- That the 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, 94, 95, 96, 100, (Total 31 plots)** out of the said project is mortgaged with "HDFC Ltd., Nagpur" vide registered mortgage deed duly registered at the office of the Sub- Registrar Nagpur City-3 at serial no.4357 on 27.06.2016. and Plot Nos 92 and 97 are free from encumbrances
- That on obtaining No dues / No objection for mortgage for 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, 94, 95, 96, 100, (Total 31 plots)** from HDFC Ltd The proposed project would be marketable and free from other encumbrances.

Date: 28.07.2017.

Place : Nagpur

ASHWIN PATIL

ADVOCATE

ASHWIN R. PATIL

Advocate

**54, Sawarkar Nagar,
Khamla Road, Nagpur-15**