

To,

M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited Nagpur.

Re: Title opinion on the property bearing Wing G, Khasara No. 198/3, situated at Mouza- Wanadongari, Thasil Hingna and District, Nagpur.

Having been assigned with the work of title verification/investigation, I on the basis of the original/copies of the title deeds forwarded to me pertaining to the said immoveable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :

1. Name(s) and Address(s) of the Mortgagor(s)/ Title Holder(s)

M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited: Owner

2. Title deeds in original/photo copy seen By me:

- I) Original sale deed executed by M/s Hari Govind International Limited in favour of M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited dated 7/04/2011 which is duly registered in the office of the sub registrar hingna in book no.1 at sr.,no.2047 on 7/04/2011 in respect land admeasuring 1.18Hr.
- II) Copy of the N.A order passed by The collector Nagpur in Revenue case No. 361/NAP-34/2010-2011 Dated 6/06/2011 passed by the collector nagpur.
- III) Copy of the sanctioned layout map sanctioned by the Town Planner NIT Metro region dated 1/07/2011 and revised sanction on 13.05.2011 bearing letter no.4098.
- IV) Copy of the building plan duly sanctioned by the building engineer metro NIT nagpur wide building permit no.BE(Metro)/west/hingna thasil/case no.MB239/2011070259/23 dated 26/08/2011.
- V) Certified Copy of the 7/12 Extract Duly Mutated in the Name of M/s Pioneer group.
- VI) Original registered release of mortgage deed dated 30.07.2014 which is duly registered in the office of the sub registrar hingna in book no.1 at sr.,no.4725 on 30.07.2014.

3. Description of the Immoveable property :-

All that piece and parcel of the land bearing khasara no. 198/3 total area admeasuring 11800 sq. mtrs total Plot able area Admeasuring 8986.810 sq.mtrs, P.H.No.46 of Mouza – WANADONGARI, , R.C.C. Superstructure comprising of the WING G (shopping Complex) consisting of Shop No.S-1,S-2, S-3 on ground floor, office No.O-1,O-2, on First Floor, Office No.O-1,O-2, on second Floor, office no.O-1,O-2 on the Third Floor, of the Building proposed to be constructed on the aforesaid Land known and styled as "PIONEER WOODS" located at grampanchayat wanadongri, in Thasil- Hingna And District Nagpur and the apartment is bounded as under:-

East - Road & Kh.No.203 Beyond

West- Kh.No.198/2

North- Kh.No.199/1 & 199/2



CHALLAN
MTR Form Number-6



RN MH010141307202021E		BARCODE		Date 14/01/2021-13:01:09		Form ID	
Department Inspector General Of Registration				Payer Details			
Search Fee				TAX ID / TAN (If Any)			
Type of Payment Other Items				PAN No.(If Applicable)			
Office Name HGN_HINGNA SUB REGISTRAR				Full Name		ADV R S KALE	
Location NAGPUR							
Year 2020-2021 From 01/04/2020 To 31/03/2021				Flat/Block No.			
Account Head Details			Amount In Rs.	Premises/Building			
0030072201 SEARCH FEE			325.00	Road/Street			
				Area/Locality		NAAGPUR	
				Town/City/District			
				PIN			
				Remarks (If Any)			
				search for 2009 to 2021 wing g kh no.198/3 mouza wanadongari tah			
				hingna			
Total			325.00	Amount In Words	Three Hundred Twenty Five Rupees Only		
Payment Details BANK OF INDIA				FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	Ref. No.	02202292021011405563	108294950
Cheque/DD No.				Bank Date	RBI Date	14/01/2021-13:01:09	Not Verified with RBI
Name of Bank				Bank-Branch		BANK OF INDIA	
Name of Branch				Scroll No. , Date		Not Verified with Scroll	

Department ID :

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

Mobile No. : 9822217900

4. Search in sub registrar 's office:

i. Location of the property :

Sub Registrar Hingna Nagpur

I have inspected the records maintained by the Sub Registrar Hingna vide Challan No. MH010141307202021E of dated 14.01.2021.

The record of the property inspected by me in the sub registrar office were from the year 2009 to 2021, some were found in SRO Hingna, but still some records were in mutilated conditions and incomplete and so I opine that an affidavit shall be sworn in the name of the owner.

ii. Search and investigation.

That, the land bearing Kh.No. 198/3, held in Bhogwatdar Class-I Rights, Situate at Village -wanadongari, in Tahsil hingna and District Nagpur, was belonging to Shri Anadrao Damaduji Dakhare And Shri Bayjabai Damaduji Dakhare 1.18 HR.

That Shri Anadrao Damaduji Dakhare And Shri Bayjabai Damaduji Dakhare sold land admeasuring 6645.5 sq.mtrs land out of total 1.18 HR to Shri Radheyshyam Harikishan Maniyar vide sale deed Dated 12/12/1988, which is duly registered in the Office of the Sub Registrar Nagpur in addl.Book No. 1, vol.no.4 on page no.27 to 29 at sr.no.40(p) on 12/12/1988.

That Shri Anadrao Damaduji Dakhare And Shri Bayjabai Damaduji Dakhare sold land admeasuring land admeasuring 5185 sq.mtrs land out of total 1.18 HR to Shri Jugalkishore Harikishan Maniyar vide sale deed Dated 12/12/1988, which is duly registered in the Office of the Sub Registrar Nagpur in addl.Book No. 1, vol.no.4 at sr.no.41(p) on 12/12/1988.

That Shri Radheyshyam Harikishan Maniyar vide sale deed Dated 17/04/1989, which is duly registered in the Office of the Sub Registrar Nagpur in addl.Book No. 1, vol.no.136 on page no.98 to 101 at sr.no.1931(p) on 17/04/1989 sold the land admeasuring 6656.5 sq.mtrs to M/s Hari Govind International Limited.

That Shri Jugalkishore Harikishan Maniyar vide sale deed Dated 17/04/1989, which is duly registered in the Office of the Sub Registrar Nagpur in addl.Book No. 1, vol.no.136 on page no.94 to 97 at sr.no.1930(p) on 17/04/1989 sold the land admeasuring 5185 sq.mtrs to M/s Hari Govind International Limited.

Therefore M/s Hari Govind International Limited became the owner of the entire land admeasuring 1.18 HR.

That the government of Maharashtra vide its order dated 14/11/1989 passed in ULC-1089/(693)D-XV exempted the land from the provisions of the ULC Act.

That M/s Hari Govind International Limited sold the entire land admeasuring 1.18Hr to M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited by sale deed dated 7/04/2011 which is duly registered in the office of the sub registrar hingnain book no.1 at sr.,no.2047 on 7/04/2011.

That, the aforesaid land comprising Kh. No.198/3 was converted for Non-agricultural (Residential) Use by The collector Nagpur in Revenue case No. 361/NAP-34/2010-2011 Dated 06/06/2011.

That the agreement of development was executed between the NIT and the Pioneer group on 1/07/2011.

That the layout plan was sanctioned by the NIT on 1/07/2011 and revised sanction on 13.05.2011 bearing letter no.4098.

That the building plan was sanctioned by the building engineer metro NIT vide building permit no.B.E(Metro)/west/hingna thasil/case no.MB239/2011070259/23 dated 26/08/2011.

That the deed of declaration was executed on 17/09/2011 which is duly registered in the office of the sub registrar hingna at sr.no.4804 on 19/09/2011 was executed by M/s Pioneer group.

That the aforesaid property was mortgaged with the HDFC and later on the M/s Pioneer group, paid the dues of the HDFC and therefore registered release of mortgage deed dated 30.07.2014 which is duly registered in the office of the sub registrar hingna in book no.1 at sr.no.4725 on 30.07.2014.

That M/s Pioneer group, developed the entire project and sold the respective apartments to the apartments owners, however the WING G consisting of shopping complex was not constructed therefore the M/s Pioneer group, is now constructing the WING G of which the building plan was sanctioned by the building engineer metro NIT vide building permit no.B.E(Metro)/west/hingna thasil/case no.MB239/2011070259/23 dated 26/08/2011 and the deed of declaration was executed on 17.09.2011.

That as per the sanctioned building plan and the deed of declaration the entire WING G consist of total nine units i.e Shop No.S-1,S-2, S-3 on ground floor, office No.O-1,O-2, on First Floor, Office No.O-1,O-2, on second Floor, office no.O-1,O-2 on the Third Floor.

The Link in the Title chain for last 13 years has been established and has been found to be correct and tallying with the records of the sub registrars.

In view of the above I am of the opinion that above said M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited, possess a good valid, clear and marketable title over the said Property.

- iii. Confirm and state that the original title deeds submitted are the originals registered before the registrar of assurances.

Confirmed.

- iv. Whether the property is ancestral and /or under joint ownership. If so, details of the co parcenors / karta and /or the co -owners. the respective shares should be incorporated specifically:

Co ownership property

- v. Minor's Interest

There are no minor's interest in the property

- vi. Documents Pending For Registration

No document is pending for registration.

5. Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the state where the property is located.

Act is repealed.

6. Whether the property is acquired under Land Acquisition Act, 1894 and applicability of other state legislations.

No

7. Leasehold immoveable property

Property is a free hold property.

8. Investigation under Income Tax Act 1961

I don't verify income tax department's records.

9. Investigation in Regard To Agricultural Land

N.A

10. The details of the certified copies of the revenue records obtain to confirm that no dues are outstanding by the mortgagor.

N.A



Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title.

N.A

12. If it is a property owned by a company the additional safeguards like search before the registrar of companies to be obtained be stated.
Property is not owned by any company.

CERTIFICATE

I hereby certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the copy of it in the office of the sub registrar and has found both tallying with each other. The statements and other information given in the report are correct and true. I certify that M/s Pioneer group, a partnership firm consisting of Indrajeet Engineers Private Limited and Pioneer Infrastructures Company Private Limited, possess a good valid, clear and marketable title over the said Property.

Place Nagpur

Date 14.01.2021

Yours Faithfully
R.S.KALE
Advocate