

						(x) Ms. Meena Ramesh Bavane
						(xi) Smt. Jijabai Dilip Bavane
						(xii) Shri Deepak Dilip Bavane
						(viii) Ms. Roopali Dilip Bavane
						(xiv) Ms. Sonu Dilip Bavane
						(xv) Master Sagar Dilip Bavane

All the above transactions do match with the Sale Deeds and other transfer documents mentioned in the first herein above stated List of Particulars of the Documents Scrutinized.

2. As a result therefore the Owner/Developer i.e. M/s Fire Arcor Infrastructure Pvt. Ltd. has now become an exclusive, absolute and full owner of the aforesaid properties comprising Survey Nos. 116 (area 5.74 Hr.), 117 (area 0.87 Hr.), 119 (area 0.13 Hr.), 120/2 (area 12.40 Hr.), 123/2 (area 0.81 Hr.), 129 (area 0.81 Hr.), 131/1-A (area 0.66 Hr.), 131/2 (area 2.72 Hr.), 132/1 (area 1.81 Hr.), 133 (area 2.58 Hr.), 134 (area 3.48 Hr.), 136 (area 0.55 Hr.), 138/1 (area 1.42 Hr.) to 138/2 (area 1.21 Hr.) 138/3 (area 1.21 Hr.), 139/1 (area 1.72 Hr.), 139/2 (area 0.81 Hr.) 139/3 (area 0.81 Hr.), 140 (area 3.64 Hr.), 141/2 (area 1.37 Hr.), 143/1 (area 4.74 Hr.), 143/2 (area 0.86 Hr.), 143/3 (area 2.02 Hr.), 143/5 (area 0.86 Hr.), 151/2 (area 0.85 Hr.), 154/1 (area 0.94 Hr.), 162 (area 1.73 Hr.), 163 (area 1.86 Hr.), & 176 (area 1.98 Hr.) thus totaling 60.59 Hr. (Or. 6,05,900 Sq. Mtrs.) held in Bhogwatdar Class - I Rights of MOUZA - KOTEWADA, P.S.K. 72, situate at Village - Kotewada, within the limits of Grampanchayat Kotewada, in Tahsil - Hingna and District - Nagpur, with heritable and transferable rights therein and the same is also accordingly mutated in its sole name in all relevant records. The individual 7/12 extracts of the land revenue Dept. have also been issued in the name of the Lands Owner/Developer i.e. M/s Fire Arcor Infrastructure Pvt. Ltd.

3. The Owner/ Developer i.e. M/s Fire Arcor Infrastructure Pvt. Ltd. being desirous of developing the Said Land bearing Survey Nos. 116, 117, 119, 120/2, 123/2, 129, 131/1-A, 131/2, 132/1, 133, 134, 136, 138/1 to 138/3, 139/1, to 139/3, 140, 141/2, 143/1, to 143/3, 143/5, 151/2, 154/1, 162, 163, & 176 containing by total admeasurements 60.59 Hectares of MOUZA - KOTEWADA into the Special Township Project and framed a scheme for development/construction and sale of a Township project thereon, under name and styled as 'The Empyrean', thus applied to the Government of Maharashtra for sanction of Special Township Project.

4. In exercise of the power conferred by sub section (4) of Section 20 of the Maharashtra Regional and Town Planning Act. 1966 and in terms of its Notification no. TPS-2405-Nagpur-R.P. DCR-UD-9, Dt. 17.02.2006 the Government of Maharashtra has notified the Said Special Township Project of M/s. Fire Arcor Infrastructure Pvt. Ltd. Nagpur vide its Notification No. TPS-2408-671-Case No. 315-08-Urban Devip-9 Dt. 31.08.2009.

5. That, the Government of India Ministry of Environment, Mantralaya, Mumbai has issued a No. Objection Certificate bearing No. EC (Fire Arcor) 2009/421/CR/144/TC 1, Environment Department, Mantralaya, Dt. 12.07.2010 to the aforesaid Special Township Project.

6. That the Maharashtra Pollution Control Board has issued a No. Objection Certificate bearing No. BORO(P&P)EIC No. 1510-08E/CC-423, Dt. 06.11.2008 to the aforesaid Special Township Project.

7. That, Asstt. Superintendent Engineer, irrigation Project Board, Nagpur has issued a No. Objection Certification for supply of water vide its Order NO. 279/Tasha/Paupra/Fire Arcor/11, Dt. 08.02.2011.

8. That, Maharashtra State Electricity Board has issued a No. Objection Certificate for supply of Electricity vide its Order No. EE, ii/NGP.TECH/2706, Dt. 25.04.2011.

9. That the Chief Fire Officer, Nagpur Municipal Corporation, Nagpur has issued a No. Objection Certificate for providing Fire Protection Facilities vide its Order No. GA/493/AFB. Dt. 24.12.2010.

10. That, by aforesaid notification No. TPS-2408-671-Case No. 315-08-Urban Devip-9 Dt. 31.08.2009 of the Government of Maharashtra has given special concession in terms of (i) Automatic NA Permission on publication of the aforesaid notification, (ii) Special concession on Stamp Duty rates applicable i.e. 50% of prevailing rates of the Bombay Stamp Act, 1958.

11. That, in pursuance of the aforesaid notification the Master Plan of the said Special Township Project is approved by the Deputy Director, Town Planning, Nagpur vide Permit No. Pra. Yo/Nagpur Division/Special Township/Mouza-Kotewada/Usanag/1294 Dt. 09.05.2011.

12. That, the Master Plan for the land admeasuring 59.21 HR. (Or. 5,92,100 Sq. Mtrs.) of the said Special Township Project comprising Survey Nos. 116, 117, 119, 120/2, 123/2, 129, 131/1-A, 131/2, 132/1, 133, 134, 136, 138/1 to 138/3, 139/1, to 139/3, 140, 141/2, 143/1, to 143/3, 143/5, 151/2, 154/1, 162, 163, & 176 containing by total admeasurements 60.62 HR. of MOUZA - KOTEWADA, P.S.K. 72 is approved by the Collector, Nagpur vide its Order No. PRASTUT/JILHADHIKARI/KAVI-1147/2011 Dt. 20.06.2011 passed in Revenue Case No. 01/MRC-81(MR.T.P. Special Township Project)/2009-2010 upon the several terms and conditions contained therein.

13. That presently **Phase I, which is being constructed on land of Field Survey No. 120/2 admeasuring 12.43 HR (30 Acre) Styled as Grande consisting of** 1) Plot No. R-1.1 :- Future proposed High-rise Building, 2) Plot No. R-1.2 :- Amity Mid rise Apartment, 5 building Numbered as A,B,C,D, & E, Comprising of Two BHK & Three BHK Apartments. 3) Plot No. R-1.3 (Central Portion) :- Tranquility twin Houses (Row houses with basement parking in total 44 Numbers, 4) Plot No. R-1.3 (Eastern portion) :- Serenity Row houses in total 33 Numbers 5) Plot No. R-1.4 :- Future proposed High-rise apartments building. 6) Plot No. R-1.5 :- Future proposed 1BHK Studio apartment Scheme 7) Plot No. R-1.6 :- Eternity Villa independent bungalow scheme in Total 16 Numbers And in **Phase II, which is being constructed on land of Field Survey No. 143/1,143/2,143/3,143/5, 151/2, 162 and 163, Styled as Vista consisting of** 1) Plot No. R-2.1 :- Irish Row House in Total 59 Numbers Starting from 1 to 59 2) Plot No. R-2.2 :- Irish Row House in Total 76 Numbers Starting from 60 to 135 3) Plot No. R-2.3 :- Irish Row House in Total 56 Numbers Starting from 136 to 191 4) Plot No. R-2.4-A :- Eastern Portion Carnation Midrise 1BHK Flats (Type D) 5) Plot No. R-2.4-B :- Western Portion Carnation Midrise 2BHK Flats (Type C) 6) Plot No. R-2.5 :- Irish Row House in Total 42 Nunbers Starting from 192 to 233 7) Plot No. R-2.6 :- Block A Carnation Midrise 3BHK Flats, 4 buildings Numbered as 1, 2, 8 & 9 in Total 64 Flats 8) Plot No. R-2.6 :- Block B Carnation Midrise 2BHK Flats, 6 buildings Numbered as 4, 5, 6, 10, 11, & 12 in Total 96 Flats 9) Plot No. R-2.6 :- Block C Carnation Midrise 2 & 3 BHK Flats, 3 buildings Numbered as 3, 7 & 14 in Total 48 Flats 10) Plot No. R-2.7 :- Daffodil High. Mixed Apartments, 7 storied buildings, 6 buildings Numbered as 15,16,17,18,19 & 20 in Total 252 Flats, both the Above Scheme Styled as **Grande and Vista** out of the special Township scheme Known as styled as "THE EMPYREAN" Scheme, have received Building Sanctions from Collector, Nagpur and only **Phase I Grande and Phase II Vista Schemes** are being developed and constructed by M/s. Fire Arcor Infrastructure Pvt. Ltd., on the above detailed Field survey lands of Field Survey No. 120/2 and Field Survey No. 143/1,143/2,143/3,143/5, 151/2, 162 and 163 of Mouza - Kotewada, Grampanchayat Kotewada, P. H. No. 72, Tah. Hingna District Nagpur and hence only the above **Phase I Grande and Phase II Vista Schemes** on the above detailed Field survey lands of Field Survey No. 120/2 and Field Survey No. 143/1,143/2,143/3,143/5, 151/2, 162 and 163 are Considered for Bank Sanction.

14. That some Court Deputes are pending in respect of other Field Surveys not covered under Phase I Grande Scheme and Phase II Vista Scheme and indemnify affidavit to that effect has been obtained from the **Land Owner M/s Fire Arcor Infrastructure Pvt. Ltd.** Through its Managing Director Shri Siddharth S/o Nandlal Saraf, vide Affidavit Dt. 22.3.2012, regarding Clear title and Nil Encumbrances in respect of Phase I Grande and Phase II Vista Scheme & same is placed on bank record.



15. That, the said Scheme owner **M/s. Fire Arcor Infrastructure Pvt. Ltd.** through its Managing Director **Shri Siddhartha Nandlal Saraf**, is entitle to carry on and complete the construction of the aforestated scheme known and styled as **"THE EMPYREAN"** on land of above detailed Field Surveys of Mouza Kotewada, Tah. Hingna Dist. Nagpur as per the sanction received from the Collector of Nagpur through the recommendation of Town Planning Department and also to Sale the various independent Apartments, Bungalows, Duplexes and Row Houses etc. situated in the above scheme and to obtain the agreed Sale consideration from intending Purchasers /Borrowers.

16. That, Land Owner submitted that entire scheme is being constructed as per the provision of MOFA Act 1963 and the scheme shall be submitted to the Company or Society to be formed under the above act during the course of development/completion of the Scheme after ascertaining the final FSI becoming available against the entire Scheme. Hence the affidavit cum undertaking to the above effect has been obtained from the said land owner/developer and is placed on the bank record.

17. That as the Scheme in question is being developed in consonance with the provisions of MOFA Act 1963, the necessary Tripartite Agreement in the bank provided format between the land owner/ Developer, borrower & bank shall be obtained on bank record pertaining individually to the loan case of the borrower.

18. That, the land owner /Developer is a Company duly registered under the Indian Companies Act 1956 and hence land owner /Developer company has also submitted the NIL ROC Charge Certificate Dt. 07.04.2011 issued by M/s N. V. Jain & Associates, Company Secretary in respect of assets of M/s. Fire Arcor Infrastructure Pvt. Ltd. **The validity period of the above certificate is lapsed and fresh NIL ROC charge Certificate shall be obtained from the land owner/developer.**

19. That it is observed that the land owner /Developer Company has executed one Shareholders Agreement Dt. 28.12.2007 with one **M/s Jagdamba Realtors Pvt. Ltd.** regarding transfer of share capital of the Company in favour of said company and there is dispute between the said land owner company and the said **M/s Jagdamba Realtors Pvt. Ltd.** regarding transfer of the share capital as per Shareholders Agreement Dt. 28.12.2007 and the said **M/s Jagdamba Realtors Pvt. Ltd.**, has even published its claim in the Local News Papers also. The said matter was reported to the law officer and as per the instruction of the said authority Undertaking Cum Indemnity Affidavit in regard to the claim of the above Company has been obtained on the bank record.

20. That as the said **"THE EMPYREAN"** scheme has been submitted to the Provisions of MOFA Act 1963, the Deed of Declaration of the above scheme has not been prepared nor the ownership of undivided share in the land against the unit in question has been provided.

21. That, the chain of the title for the last 30 years is properly established and hence it is submitted that the title of the said Residential Unit to be mortgaged with the bank is clear, valid and the Bank can accept such property in mortgage as good and enforceable security.

22. That, the charge of the bank in post disbursement modalities shall be created in records of rights such as Revenue Records and Grampanchayat Records to safeguard the interest of the bank more purposefully in regard to the grant of finance to the Borrower.

23. That as per the instruction of the bank previously Master Search of the above Property has been carried by the undersigned Advocate for the Period of 30 years, starting from 1982 to 2011 by depositing necessary search fees in the Sub Registrar Office at Hingna and Nagpur vide Receipt No. 1806 and Receipt No. 9829 both dt. 06.08.2011 and as per the bank instructions, Interim Master Search for the period 2011 to 2013 has been carried by depositing necessary search fees with Sub Registrar Office, Hingna Dist. Nagpur vide Receipt No. 1852/13 Dt. 08.08.2013.

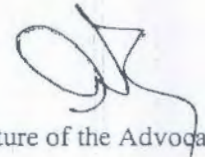


24. The Latest N.A. Tax Payment Receipts Dt. 26.03.2013, Dt. 28.03.2013 and Gram Panchayat Tax Payment Receipts all Dt. 25.03.2013 for the period up to the year 2012-2013 pertaining to the above Properties are also obtained on the bank record.

25 That, in view of the torn, incomplete, mutilated index records which are also not available in sequence and readily and due to non connectivity to the index of registered documents because of the centralize registration system since November-2005, it is necessary to secure the sworn affidavit from the present owners/borrowers in Bank prescribed format regarding nil encumbrances and clear title.

Date : 12.08.2013.
Place : NAGPUR




Signature of the Advocate