

Annexure - B**TITLE INVESTIGATION REPORT**

1.	Name of The Branch / BU seeking opinion.	S. B. I., Ramdaspath, Nagpur.
2.	Reference No. And date of the Letter under the cover of which the documents tendered for security are forwarded.	Dated 18-07-2011. MASTER SEARCH
3.	Name of the Unit / company / Person offering the property as security.	Pyramid Ventures India Pvt. Ltd. Office At 3, "Mira Apartments", 2 nd Floor, Opp. Yashwant Stadium, Dhantoli, Nagpur, Through its Directors (1) SHRI. GUNWANT S/o SUDAMRAO DEOPARE , Aged about 37 years, Occupation - Business, Resident of Swami Sadan, Byramji Town, Nagpur, Tahsil and District - Nagpur, (2) SHRI. PRADIP S/o DINKAR TATAWAR , Aged 48 Years, Occupation - Business, Resident of Apartment No. 402, J. P. Heights, Byramji Town, Nagpur, Tahsil and District - Nagpur, (3) MRS. SANDHYA W/o SANJAY GOSAVI , Aged 38 Years, Occupation - Business, Resident of Sneh Nagar, Wardha Road, Nagpur, Tahsil and District - Nagpur and (4) Shri. Sunil S/o Charandas Somkumwar Aged 42 Years, Occupation - Business, Resident of Ambekar Colony, Mankapur, Nagpur.
4.	Constitution of the unit / concern person / body / authority offering the property for creation of charge.	Pyramid Ventures India Pvt. Ltd. offering the property for creation of charge for Project Loan and Prospective Purchasers will offer the property for creation of charge.
5.	State as to under what capacity is security offered (Whether as joint applicant or Borrower or as Guarantor, etc.)	Pyramid Ventures India Pvt. Ltd. as Borrower and Prospective Purchasers will be as Borrower.
6.a)	Particulars of the documents scrutinized - serially and chronologically.	Particulars of the documents scrutinized as follows: 1) Copy of Sale Deed Dated 15-06-2001, 2) Copy of Sale Deed Dated 12-11-2001, 3) Original Sale Deed Dated 31-12-2001, 4) Certified Copy of 7/12 Extract of Kh. No. 39/2 Dated — 5) Copy of Letter issued by Town Planning Department Dated 08-09-2009, 6) Original Layout Sanctioned Plan Dated 05-10-2010, 7) Original N. A. Order issued by Hon'ble Collector, Nagpur, Dated 05-10-2010, 8) Original Memorandum of Association & Article of Association of Pyramid Ventures India Pvt. Ltd. Dated 03-06-2009, 9) Original Registration Certificate of Pyramid Ventures India Pvt. Ltd. Dated 10-06-2009, 10) Copy of PAN of Pyramid Ventures India Pvt. Ltd. Dated 10-06-2010, 11) Original an Agreement to Sell Dated 19-06-2010 for Eastern Portion of Kh. No. 39/2, 12) Original Sale Deed Dated 19-06-2010 for Western Portion of Kh. No. 39/2, 13) Original Sale Deed Dated 12-05-2011 for

		Eastern Portion of Kh. No. 39/2, 14) Certified Copy of 7/12 Extract in the name of Pyramid Ventures India Pvt. Ltd. Dated 07-06-2011, 15) Original Grampanchayat Tax Receipt Dated 27-11-2010, 16) Original Sanctioned of Building Permit And Commencement Certificate Dated 29-06-2011, 17) Original Building Sanctioned Plan Dated 29-06-2011, 18) Original Deed of Declaration Dated 07-07-2011.
b)	Nature of the documents verified and as to whether they are Originals or Certified copies or Registration extracts duly certified. Note: Only Originals or Certified extracts from the registering / land / revenue / other authorities be examined.	Documents No., 3, 6 to 13 and 15 to 18 verified from originals and Documents No. 1, 2, 4, 5, 14 verified from Certified Copy.
7.	Complete or full description of the immovable property / properties offered as security for creation of mortgage whether equitable or registered mortgage.	ALL THAT piece and parcel of Agricultural Land bearing Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 having an area of 1.61 Hectors, Rental Rs. 4.20 held in Bhogwatdar Class – 1 Rights, situate at Village – Gawasi Manapur in Tahsil – Nagpur (Rural) and District – Nagpur, on which 6 separate Multistoryed building buildings to be constructed thereon (Numbered as building “A”, building “B”, building “C” building “D”, building “E” and building “F”) on the parcel of land described above, to be known and styled as “PYRAMID CITY-II” consisting of Six Buildings namely PYRAMID CITY-II-“TOWER-A”, PYRAMID CITY-II-“TOWER-B”, PYRAMID CITY-II-“TOWER-C” PYRAMID CITY-II, “TOWER-D” PYRAMID CITY-II-“TOWER-E” and PYRAMID CITY-II-“TOWER-F” TOGETHERWITH Stilt Parking on Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartment each on First Floor to Seventh Floors. Thus there are in all 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-A. The name of the Building is PYRAMID CITY-II-“TOWER-B” consists of Stilt Parking Ground Floor and Six Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Sixth Floors. Thus there are in all 24 (TWENTY FOUR) independent and self contained separate Apartments in the said Tower-B. The name of the Building is PYRAMID CITY-II-“TOWER-C consists of Stilt Parking Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-C. The name of the Building is PYRAMID CITY-II-“TOWER-D” consists of stilt parking on Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20

		(TWENTY) independent and self contained separate Apartments in the said Tower-D. The name of the Building is PYRAMID CITY-II- "TOWER-E" consists of Stilt Parking on Ground Floor and Five Upper Floors. The entire Ground Floors is Stilt Parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-E". The name of the Building is PYRAMID CITY-II- "TOWER-F" consists of Stilt Parking on Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt-parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-F. Thus there are in all 132 (ONE HUNDRED THIRTY TWO) independent and self contained separate Apartments in the said entire Complex, as per Building Sanctioned Plan dated 29-06-2011 , within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur, Tahsil Nagpur Gramin and District Nagpur.
i)	Survey No.	Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42
ii)	Door No. (in case of house property)	Grampanchayat House No. 2 in Kh. No. 39/2.
iii)	Extent / area including plinth / built up area in case of house property.	6 separate Multistoryed building buildings to be constructed thereon (Numbered as building "A", building "B", building "C" building "D", building "E" and building "F") on the parcel of land described above, to be known and styled as "PYRAMID CITY-II" consisting of Six Buildings namely PYRAMID CITY-II- "TOWER-A", PYRAMID CITY-II "TOWER-B", PYRAMID CITY-II- "TOWER-C" PYRAMID CITY-II, "TOWER-D" PYRAMID CITY-II- "TOWER-E" and PYRAMID CITY-II- "TOWER-F", as per Building Sanctioned Plan dated 29-06-2011, with 132 (ONE HUNDRED THIRTY TWO) independent and self contained separate Apartments in the said entire Complex, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur, Tahsil and District Nagpur.
iv)	Location like name of the place, village, city, registration, sub-district etc.	The said property is situated in Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur, Tahsil and District Nagpur.
v)	Boundaries -	ON THE EAST - BY KH.NO. 39/3 ON THE WEST - BY LAND OF SHRI. MAHALAXMI DEVELOPERS AND AGRICULTURAL LAND OF SHRI. KHARE TARKUNDE ON THE NORTH - BY ROAD ON THE SOUTH - BY KH.NO. 9 BELONGS TO SAHARA CITY
8.	Flow of titles tracing out the title, of the intended mortgagor and his – her / its predecessors in the interest from the Mother Deed to the Latest Title Deed. And whether Minor's	Chain of Title from the Mother Deed to the latest title deed is annexed herewith as "Annexure-1" .

	interest or other clog on the title is involved, for a further period, depending on the need for clearance of such clog on the Title.	
9.	Nature of title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy / Possessory Rights o Inam holder or Govt. Grantee / Allottee etc.)	Title of the intended Mortgagors over the Property is Ownership Right Property.
10. (a)	Encumbrances, Attachments, and / or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof. If yes, give the details thereof.	Not Applicable.
(b)	The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not applicable.
11.	Details regarding property tax or land revenue or other statutory dues paid / payable as on date and if not paid, what remedy?	Property Tax of Grampanchayat has been paid up to 2011 and other statutory dues paid.
12.	Details of RTC extracts / mutation extracts / Khata extracts pertaining to the property in question.	Pyramid Ventures India Pvt. Ltd. owner of the property has mutated their name on the Land Record for Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 and on the record of Grampanchayat Rui.
13.	Any Bar / Restriction for Creation of Mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc.	No.
14.	In case of absence of original Title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable.
15.	The specific persons who are required to create mortgage / to deposit documents creating mortgage.	Pyramid Ventures India Pvt. Ltd. and Prospective Purchasers will require to be create Mortgage / to Deposit Documents creating Mortgage.

Place: Nagpur

Date: 29-07-2011

Mrs. Seema S. Sahasrabuddhe

Advocate & Notary

Description of the Chain of Title from the Mother Deed to the latest title deed for a period of 15 years is as follows -:

- a) That, the ALL THAT piece and parcel of Agricultural Land bearing Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 having an area of 1.61 Hectors, Rental Rs. 4.20 held in Bhogwatdar Class – 1, Rights, situate at Village – Gawasi Manapur in Tahsil – Nagpur (Rural) and District – Nagpur, Originally belonged to **Shri. Chandrabhan S/o Nanaji Warhade** being his self acquire property.
- b) That, the said **Shri. Chandrabhan S/o Nanaji Warhade** later on transferred 0.81 Hectors comprising Western Portion of Kh. No. 39/2 of Mouza – Gawasi Manapur having a total area of 1.61 Hectors by way of Sale to **Pyramid Ventures India Private Limited** by a **Sale Deed Dated 18-06-2010** which is duly Registered in the Office of the Sub-Registrar, Nagpur-Rural in Book No.1 at Sr. No. 2961 on 19-06-2010.
- c) That, in the like manner the said **Shri. Chandrabhan S/o Nanaji Warhade** later on further transferred the remaining portion of Kh. No. 39/2 comprising Eastern Portion having an area of 0.80 Hectors by way of Sale to **Pyramid Ventures India Private Limited**, by virtue of **Sale Deed Dated 12-05-2011**, which is duly, Registered in the Office of the Sub-Registrar, Nagpur – Rural, in Book No.1 at Sr. No. 2342 on even date.
- d) As a result therefore the **Pyramid Ventures India Private Limited** has now become an exclusive, absolute and full owner of the said property comprising Kh. No. 39/2 of Mouza – Gawasi Manapur having an area of 1.61 Hectors with heritable and transferable rights therein.
- e) That, the layout of the said entire land by carving out plots of different sizes therein and the same is also duly sanctioned and approved by the Assistant Director, Town Planning Department, Nagpur vide his Order No. **ADTP/3568 Dated 08-09-2009**.
- f) That, the aforesaid entire land bearing Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 and the same is converted for **Non-Agricultural (Residential)** Use by the Hon'ble Collector, Nagpur bearing Order No. **Prastut/Collector/KV/1795/2010 Dated 05-10-2010** in the Revenue Case No. **83/NAP-34/2010-2011**.
- g) That, **Pyramid Ventures India Private Limited** decided to construct building thereon i.e. on Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 hence applies to N. I. T. for Building Permit which is duly, sanctioned by the Building Engineer (Metro) Nagpur Improvement Trust, Nagpur, vides No. B.E.(Metro) / 22 and Permit BE (Metro) /South/ Nagpur (Rural)/Case No. **M576/2011012846/22 Dated**

29-06-2011 and also sanctioned the Building Plans with terms and conditions mentioned in it.

- h) That, **Pyramid Ventures India Private Limited** through its Directors submitted the said scheme named and styled as **"PYRAMID CITY-II"** under the provisions of The Maharashtra Apartment Ownership Act, 1970 by making **Deed of Declaration Dated 07-07-2011**, which is duly, registered in the office of Sub Registrar Nagpur-7, in Additional Book No. 1, At Serial No. 4959.
- i) That, **Pyramid Ventures India Private Limited** through its Directors wants to mortgage the said property for Project Loan and also wants to sell **Apartments** to be constructed on the building to be known and styled as **"PYRAMID CITY-II"** covering **Built-up area of Apartments** with THE UNDIVIDED share and interest in land as per **Deed of Declaration Dated 07-07-2011** to the Prospective Purchasers / Buyers.
- j) And now, **Pyramid Ventures India Private Limited** through its Directors has approached to the Bank for Financial assistance and for Sanction of Master Search and to be grant financial assistance to the Prospective Purchasers / Buyers.
- k) Thus, the chain of title has been established.
- l) The links in the title history of last 15 years of chain of title have been properly established. I have taken search of Index-II registers from the respective Sub-Registrar offices as per jurisdiction prevailing periodically whatever made available to me and irrespective of torned, damaged, non-available and incomplete records. However in view of torned, damaged, non-available records it is desirable to obtain sworn affidavit from **owner of property**. All the transactions have been duly verified from the relevant records of the Registrar by paying search fee of Rs. 375/- paid Vide Receipt No. 2543319 in the office of Sub-Registrar Nagpur Gramin, Dated 21-07-2011. The Original Search fee Receipt in the Office of Sub-Registrar is enclosed herewith.

Place: Nagpur
Date: 29-07-2011

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary

List of Documents for verifying the title to the property offered as security

1.	Nature of title (Ownership / Leasehold / Occupancy / Govt Grant / allotments etc.	Ownership Right Property.
2.	If leasehold, whether; a) Lease Deed is duly stamped and registered, b) Lessee is permitted to mortgage the Leasehold right, c) Duration of the Lease / unexpired period of lease, d) If, - a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable.
3.	If Govt grant / allotment / Lease-cum / Sale Agreement, whether; a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions, b) The mortgagor is competent to create charge on such property.	Not Applicable.
4.	If occupancy right, whether; a) Such right is heritable and transferable, b) Mortgage can be created.	Not Applicable.
5.	a. Urban land ceiling clearance, whether required and if so, details thereon. b. Whether No Objection Certificate under the Income Tax Act is required/ obtained.	Not Applicable.
6.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities / procedure to be followed and the reasons for coming to such conclusion.	There is no Minor's Interest in the said property.
7.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon.	Not Applicable.
8.	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained.	The property i. e. Kh. No. 39/2 of Mouza - GAWASI MANAPUR, P.S.K. 42 is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur bearing Order No. Prastut/Collector/KV/1795/2010 Dated 05-10-2010 in the Revenue Case No. 83/NAP-34/2010-2011.
9.	Whether the property is affected by any Local laws (viz. Agricultural Laws, Weaker Sections, Minorities, land Laws. Etc.)	No.
10. a.	In case of partition / settlement deeds, whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage.	Not Applicable.
b.	Whether mutation has been effected and whether the mortgagor is in	Not Applicable.

	possession and enjoyment of his share.	
c.	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable.
11. a.	In case of partnership firm, Whether the property belongs to the firm and the deed is properly registered.	Not Applicable.
b.	Whether the person(s) creating mortgage has / have authority to create mortgage for and on behalf of the firm.	Not Applicable.
12. a.	Whether the property belongs to a Limited Company, check the. Borrowing powers, BOD resolution, Authorization to create mortgage / execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association / provision for common seal etc.	The said property belongs to Pyramid Ventures India Pvt. Ltd. and having Borrowing powers as per Memorandum of Association & Article of Association of Pyramid Ventures India Pvt. Ltd. Dated 03-06-2009. For Mortgage the said property BOD resolution, Authorization to create mortgage / execution of documents is required and Copy of ROC for Registration of any prior charges with the Company Registrar is also required.
b.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, byelaws.	As per Pare 12 (a).
13.	Whether a POA holder is creating mortgage, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed / stamped / authenticated in terms of the Law of the place, where it is executed.	Not Applicable.
14.	If the property is a flat / apartment or residential / commercial complex, check	The property is a flat / apartment for residential Purpose as per Building Sanctioned plan Dated 29-06-2011 with terms and conditions mentioned in it.
a.	Promoter's / Land owner's title to the land / building.	Land owner's title to the land / building.
b.	Development Agreement / Power of Attorney	Not Applicable.
c. (i)	Extent of authority of the Developer / builder	Land owner's Pyramid Ventures India Pvt. Ltd. is themselves Developer / Builder.
(ii)	Extent of authority to receive and collect sale consideration or sale proceeds from prospective Buyers / purchaser.	Only in favour of Pyramid Ventures India Pvt. Ltd.
d.	Independent title verification of the Land and / or building in question	No.
e.	Agreement to sale (duly registered)	Pyramid Ventures India Pvt. Ltd. through its authorized signatory will execute an Agreement To Sell / Sale Deed in favour of prospective Flat / Apartment buyers / Purchasers.
f.	Payment of proper stamp duty	Not Applicable.
g.	Conveyance in favor of Society / Condominium concerned	Not Applicable.
h.	Occupancy Certificate / allotment letter / letter of possession	Not Applicable.
i.	Membership details in the Society etc.	Not Applicable.
j.	Share Certificates	Not Applicable.

k.	No Objection Letter from the Society	Not Applicable.
l.	All legal requirements under the local / Municipal laws, Regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, Cooperative Societies' Laws etc.	All legal requirements the local / Municipal laws, Regarding ownership of flats / Apartments / Building Regulations, Development Control Regulations, for the construction of building Name and Styled as "Pyramid Ventures India Pvt. Ltd." has been followed by the landowner.
15.	Where the property is a joint family property, mortgage is created for family benefit / legal necessity, whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members etc.	Not Applicable.
16.	Pending Litigations / Court attachments / injunction / stay orders / acquisition by the Govt / Local authorities etc. that could be ascertained?	Not Applicable.
17.	Any other details required for the purpose.	And after execution of Mortgage in Favour of Bank, Charge to be noted on the Land Record for Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 and on the record of Grampanchayat Rui, for safeguards the interest of Bank.

Place: Nagpur

Date: 29-07-2011

Mrs. Seema S. Sahasrabuddhe

Advocate & Notary

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in the checklist vide Annexure C and the other relevant factors.
1. A. I confirm having made a search in the Land / Revenue records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable / responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
1. B. I hereby certify the Title Deeds by scrutinized of Land Records / Revenue Records and relative Title Deeds, it is found genuine.
2. A. There are no prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1997 to 2011 pertaining to the Immovable Property covered by above said Title Deeds. The property is free from all Encumbrances.
2. B. There is no second / subsequent charge in favour of the Bank, there are no other mortgages / charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.
3. There is no Minor/(s) and his / their interest in the said property.
4. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower **Pyramid Ventures India Pvt. Ltd. and Prospective Purchasers.**
5. I certify that **Pyramid Ventures India Pvt. Ltd.** has an absolute, clear and Marketable title as per Schedule of property written herein under. I further certify that the above title deeds are genuine and they are entitled to create a valid mortgage in Favour of Bank and it would be enforceable.

In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds / documents would create a valid and enforceable mortgage.

Documents Required For Sanctioned Of Master Search:

- 1) Copy of Sale Deed Dated 15-06-2001,
- 2) Copy of Sale Deed Dated 12-11-2001,
- 3) Original Sale Deed Dated 31-12-2001,
- 4) Copy of Letter issued by Town Planning Department Dated 08-09-2009,
- 5) Original Layout Sanctioned Plan Dated 05-10-2010,
- 6) Original N. A. Order issued by Hon'ble Collector, Nagpur, Dated 05-10-2010,
- 7) Copy of Memorandum of Association & Article of Association of **Pyramid Ventures India Pvt. Ltd.** Dated 03-06-2009,

- 8) Copy of Registration Certificate of **Pyramid Ventures India Pvt. Ltd.** Dated 10-06-2009,
- 9) Copy of PAN of **Pyramid Ventures India Pvt. Ltd.** Dated 10-06-2010,
- 10) Original an Agreement to Sell Dated 19-06-2010 for Eastern Portion of Kh. No. 39/2,
- 11) Original Sale Deed Dated 19-06-2010 for Western Portion of Kh. No. 39/2,
- 12) Original Sale Deed Dated 12-05-2011 for Eastern Portion of Kh. No. 39/2,
- 13) Certified Copy of 7/12 Extract in the name of **Pyramid Ventures India Pvt. Ltd.** Dated 07-06-2011,
- 14) Original Grampanchayat Tax Receipt Dated 27-11-2010,
- 15) Original Sanctioned of Building Permit And Commencement Certificate Dated 29-06-2011,
- 16) Original Building Sanctioned Plan Dated 29-06-2011,
- 17) Original Deed of Declaration Dated 07-07-2011.

Documents Required For The Disbursement To Prospective Purchasers:

- 1) Propose Original Registered an Agreement To Sell to be executing in favour of Prospective Purchasers.

Documents Required For The final Disbursement To Prospective Purchasers:

- 1) Propose Original Sale Deed to be executing in favour of Prospective Purchasers.

Documents required after disbursement from Prospective Purchasers:

- 1) Propose mutation on the Record of Land Record for Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 and on the record of Grampanchayat Rui.

There are no legal impediments for creation of the Mortgage under any applicable Law / Rules in force.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Agricultural Land bearing Kh. No. 39/2 of Mouza – GAWASI MANAPUR, P.S.K. 42 having an area of 1.61 Hectors, Rental Rs. 4.20 held in Bhogwatdar Class – 1, Rights, situate at Village – Gawasi Manapur in Tahsil – Nagpur (Rural) and District – Nagpur, on which 6 separate Multistoryed building buildings to be constructed thereon (Numbered as building "A", building "B", building "C" building "D", building "E" and building "F") on the parcel of land described above, to be known and styled as "**PYRAMID CITY-II**" consisting of **Six Buildings namely PYRAMID CITY-II- "TOWER-A", PYRAMID CITY-II "TOWER-B", PYRAMID CITY-II-"TOWER-C" PYRAMID CITY-II, "TOWER-D" PYRAMID CITY-II-"TOWER-E" and PYRAMID CITY-II-"TOWER-F" TOGETHERWITH** Stilt Parking on Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartment each on First Floor to Seventh Floors. Thus there are in all 28 (TWENTY EIGHT) independent and self contained separate Apartments

in the said Tower-A. The name of the Building is PYRAMID CITY-II-"TOWER-B" consists of Stilt Parking Ground Floor and Six Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Sixth Floors. Thus there are in all 24 (TWENTY FOUR) independent and self contained separate Apartments in the said Tower-B. The name of the Building is PYRAMID CITY-II-"TOWER-C consists of Stilt Parking Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-C. The name of the Building is PYRAMID CITY-II-"TOWER-D" consists of stilt parking on Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-D. The name of the Building is PYRAMID CITY-II-"TOWER-E" consists of Stilt Parking on Ground Floor and Five Upper Floors. The entire Ground Floors is Stilt Parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-E". The name of the Building is PYRAMID CITY-II-"TOWER-F" consists of Stilt Parking on Ground Floor and Five Upper Floors. The entire Ground Floor is Stilt-parking area. There are 4 (FOUR) Apartments each on First Floor to Fifth Floors. Thus there are in all 20 (TWENTY) independent and self contained separate Apartments in the said Tower-F. Thus there are in all 132 (ONE HUNDRED THIRTY TWO) independent and self contained separate Apartments in the said entire Complex, as per Building Sanctioned Plan dated 29-06-2011, within the limits of Nagpur Municipal Corporation and Nagpur Improvement Trust Nagpur, Tahsil Nagpur Gramin and District Nagpur, which is bounded as under: -

ON THE EAST - BY KH.NO. 39/3

ON THE WEST - BY LAND OF SHRI. MAHALAXMI DEVELOPERS AND
AGRICULTURAL LAND OF SHRI. KHARE TARKUNDE

ON THE NORTH - BY ROAD

ON THE SOUTH - BY KH.NO. 9 BELONGS TO SAHARA CITY

Place: Nagpur

Date: 29-07-2011

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary

