W/o Sanjay Gosavi, (4) **Shri. Sunil S/o Charandas** Somkumar **and** (5) **Shri. Yogendra S/o Ratan Kashyap** has now become an exclusive, absolute and full Owner of the property comprising ALL THAT Piece and parcel of Amalgamated Agricultural land bearing Kh./Survey No. 156/3,4,5, having an area of 1.71 Hectares, Rental Rs. 6.38 held in Bhogwatdar Class-1 Rights of Mouza - PIPLA, P.S.K. 38, including all other easementary rights appurtenant and belonging thereto, situated at Village - PIPLA, in Tahsil - NAGPUR (RURAL) and District - NAGPUR with heritable and transferable rights therein and the same is also accordingly mutated its name in all relevant records as also on 7/12 Extract.

13) THAT, the aforesaid entire land comprising Kh. No. 156/3, 156/4 and 156/5 of Mouza - PIPLA, P.S.K. 38, is converted for Non-Agricultural (Residential) Use by the Collector, Nagpur, as per Order No. Prastutkar/Collector/KV/1216/2012 Dated 12-12-2012 in the Revenue Case No. 134/NAP-34/2012-2013.

14) THAT, the **M/s Pyramid Arcades Private Limited,** through its directors (1) **Shri. Pradip S/o Dinkar Tatawar,** (2) **Shri. Gunwant S/o Sudamrao Deopare,** (3) **Mrs. Sandhya W/o Sanjay Gosavi,** (4) **Shri. Sunil S/o Charandas Somkumar and** (5) **Shri. Yogendra S/o Ratan Kashyap** prepared a 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 Nagpur Improvement Trust, Nagpur vide its Order No. EE(Metro)/502 dated 16-05-2013.

15) That, N.I.T also entered into Agreement with **M/s Pyramid Arcades Private Limited,** through its directors (1) **Shri. Pradip S/o Dinkar Tatawar,** (2) **Shri. Gunwant S/o Sudamrao Deopare,** (3) **Mrs. Sandhya W/o Sanjay Gosavi,** (4) **Shri. Sunil S/o Charandas Somkumar and** (5) **Shri. Yogendra S/o Ratan Kashyap** Dated 16-05-2013 for Khasra / Survey No. 156/3, 4, 5 of Mouza – Pipla having an area of 1.71 Hectors or 17,000 Sq. Mt.

16) THAT, **M/s Pyramid Arcades Private Limited,** through its directors (1) **Shri. Pradip S/o Dinkar Tatawar,** (2) **Shri. Gunwant S/o Sudamrao Deopare,** (3) **Mrs. Sandhya W/o Sanjay Gosavi,** (4) **Shri. Sunil S/o Charandas Somkumar and** (5) **Shri. Yogendra S/o Ratan Kashyap** has also obtained a Recommendation in respect of Adequate and effective installation of Fire Safety majors in the proposed high rise Residential Building from The Office of The Corporation of the City, Nagpur (Fire and Emergency Services) through its Chief Fire Officer, Fire and Emergency Services Nagpur, Vide No. GA/1822/FB Dated 30-12-2013.

17) That, **M/s Pyramid Arcades Private Limited,** through its directors (1) **Shri. Pradip S/o Dinkar Tatawar,** (2) **Shri. Gunwant S/o Sudamrao Deopare,** (3) **Mrs. Sandhya W/o Sanjay Gosavi,** (4) **Shri. Sunil S/o Charandas Somkumar and** (5) **Shri. Yogendra S/o Ratan Kashyap** decided to develop the said property by constructing multi-storied building thereon. Therefore applied to N.I.T, Nagpur and Building Engineer (Metro), Nagpur Improvement Trust, Nagpur issued sanctioned of Building Permit and Commencement Certificate vide No. B.E.(Metro)/South/Nagpur(Rural)/Case No.MB3258/20130620567/397 Dated 10-02-2014 and also sanctioned the various building plans.

18) That, **M/s Pyramid Arcades Private Limited,** through its Director **Shri. Pradip S/o Dinkar Tatawar** as Per BOR Dated 26-04-2014 submitted the said scheme named and styled as **"PYRAMID CITY-V"** under the provisions of Maharashtra Apartment Ownership Act, 1970, U/s 2, by executing **Deed of Declaration Dated 28-04-2014**, which is duly registered in the Office of Sub-Registrar, Nagpur-7, in Book No.1, at Serial No. 2561.

19) That, **M/s Pyramid Arcades Private Limited,** through its Director, **Shri. Pradip S/o Dinkar Tatawar** as Per BOR Dated 26-04-2014 has executed Power of Attorney (FOR ADMISSION) **Dated 28-04-2014**, which is duly registered in the Office of Sub-Registrar, Nagpur-7, in Book No.1, at Serial No. 2562 in favour of (1) Shri. Vishnukant Dinkar Birewar or (2) Shri. Yogendra Ratan Kashyap or (3) Shri. Rajesh Hukumsingh Chauhan, for admit the execution of documents on their behalf.

20) That, as per condition mentioned on sanctioned Plans; Release Letter issued by NIT for sale will be required at the time of execution of Sale deed of the Shops, Row Houses and Apartments.

21) And now, **M/s Pyramid Arcades Private Limited,** through its Director, **Shri. Pradip S/o Dinkar Tatawar** has approached to the Bank for sanction of Master Search.

22) Thus, the chain has been established.

23) That, the links in the title history of last 30 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 torn, damaged, non-available and incomplete records. However in view of torn, damaged, non-available records it is desirable to obtain sworn affidavit from owner. All the transactions have been duly verified from the relevant records of the Registrar by paying search fee of Rs.750/- paid Vide e-Challan No. MH000727063201415E in the office of Sub-Registrar Nagpur-10, Dated 18-05-2014. The Original Search fee e-Challan is enclosed herewith.

Place: Nagpur
Date: 18-05-2014

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary

MRS. SEEMA SANJAY SAHASRABUDDHE
Advocate & Notary
(Advocate Reg. No. MAH/367/1989)
(Notary Reg. No. 3869)

Plot No.41, Sahasrabuddhe Layout,
Bharat Nagar, Nagpur – 440033.
Ph. 0712 – 2542775
Mob. 9422104878
Email-seema.sahasrabuddhe@gmail.com

"Annexure – C"

CERTIFICATE OF TITLE

I have examined the Original Title Deeds by the present property owners relating to the schedule property/ies 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 check list vide Annexure B and the other relevant factors.

2. I confirm having made a search in the Land / Revenue records. I also confirm having verified and checked the records of the relevant Government Offices / Sub-Registrar(s) Office(s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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.

3. Following scrutiny of Land Records / Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

4. There are no prior Mortgage / Charges / encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1985 to 2014 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

5. 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 (Delete, whichever is inapplicable).

6. There is no Minor/(s) and his / interest in the property/(ies).

7. The Mortgage if created will be available to the Bank for the Liability of the Intending **Borrower/Prospective Buyers.**

8. I certify that **M/s Pyramid Arcades Private Limited** have 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 **Prospective Purchasers** will be entitled to create a valid mortgage in Favour of Bank after execution of registered Agreement To Sell / Sale Deed and it would be enforceable.

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

a. **Documents Required for Master Search:**

1) Certified Copy of 7/12 Extract Dated 17-05-2014 for the period 1977-1978 for Survey / Khasra No. 33 in the name of Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar for the area 6.12 H. R.

2) Certified Copy of 7/12 Extract Dated 17-05-2014 for the period 1985-1986 for Survey / Khasra No. 33 (Old) 156 (New) in the name of Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar for the area 6.12 H. R.

3) Certified Copy of 7/12 Extract Dated 17-05-2014 for the period 2004-2009 for Survey / Khasra No. 156/3, 4, 5 in the name of Shri. Sandeep Prabhakar Bhusari, Smt. Smita Vilas Bhusari and Smt. Renuka Pankaj Bhusari and Shri. Pankaj Prabhakarao Bhusari for the area 2.52 H. R.

4) Certified Copy of 7/12 Extract Dated 17-05-2014 for the period 2010-2013 for Survey / Khasra No. 156/3, 4, 5 in the name of Shri. Sandeep Prabhakar Bhusari, Smt. Smita Vilas Bhusari and Smt. Renuka Pankaj Bhusari and Shri. Pankaj Prabhakarao Bhusari for the area 1.71 H. R.

5) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 500 for Survey / Khasra No.156

6) Certified Copy of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 501 for Survey / Khasra No.156

7) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 502 for Survey / Khasra No.156

8) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 1032 for Survey / Khasra No.156

9) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 1424 for Survey / Khasra No.156

10) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 1726 for Survey / Khasra No.156

11) Certified Copy Dated 17-05-2014 of Ferfar Patrak Dated 03-12-2004 bearing Serial No. 1783 for Survey / Khasra No.156

12) Copy of Sale Deed Dated 10-05-1974 for Survey No.33 (Old) and 156 (New) bearing Serial No. 2355 executed by Shri. Haribhau Adabaji Bhende and 5 others in favour of Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar.

13) Copy of Sale Deed Dated 16-02-2001 for Southern Portion admeasuring 0.81 Hectares out of 6.12 Hectares out if land remaining of Survey No.156 bearing Serial No.177 executed by Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar in favour of Shri Ajitnath Gruh Nirman Sahakari Sanstha.

14) Copy of Sale Deed Dated 03-10-2001 for Middle Portion admeasuring 0.80 Hectares out of 6.12 Hectares out if land remaining of Survey No.156 bearing Serial No.1245 executed by Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar in favour of Shri. Vilas Prabhakarao Bhusari.

15) Copy of Sale Deed Dated 01-03-2002 for Middle Portion admeasuring 0.81 Hectares out of 6.12 Hectares out if land remaining of Survey No.156 bearing Serial No.491 executed by Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar in favour of Shri Ajitnath Gruh Nirman Sahakari Sanstha.

16) Copy of Sale Deed Dated 18-10-2002 for Southern Portion admeasuring 0.81 Hectares out of 6.12 Hectares out if land remaining of Survey No.156 bearing Serial No.6001 executed by Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar in favour of Shri. Pankaj Prabhakarao Bhusari.

17) Copy of Sale Deed Dated 04-12-2003 for portion admeasuring 0.91 and Constructed Well thereon Hectares out of 4.50 Hectares out of Survey No.156/1 bearing Serial No.4874 executed by Shri. Bala Ajabrao Bhoyar and Shri. Ramesh Ajabrao Bhoyar in favour of Shri. Sandeep Prabhakar Bhusari, Smt. Smita Vilas Bhusari and Smt. Renuka Pankaj Bhusari.

18) Copy of Deed of Amalgamation Dated 16-10-2007 executed by and between Shri. Sandeep Prabhakar Bhusari, Smt. Smita Vilas Bhusari and Smt. Renuka Pankaj Bhusari and Shri. Pankaj Prabhakarao Bhusari bearing Serial No.5976 for Amalgamation of Total Land admeasuring 2.52 Hectares of Khasra No.156/3, 156/4 and 156/5,

19) Copy of Memorandum of Association of M/s Pyramid Arcades Pvt. Ltd. Dated 14-03-2009,

20) Copy of Certificate of Incorporation of M/s Pyramid Arcades Pvt. Ltd. Dated 02-04-2009,

21) Copy of PAN of M/s Pyramid Arcades Pvt. Ltd. Dated 02-04-2009,

22) Copy of Sale Deed Dated 07-06-2012 for Total Amalgamated Land admeasuring 1.71 Hectares of Khasra No.156/3, 156/4 and 156/5 bearing Serial No.3029 executed by Shri. Vilas Prabhakarao Bhusari, Shri. Sandeep Prabhakar Bhusari, Smt. Smita Vilas Bhusari, Smt. Renuka Pankaj Bhusari and Shri. Pankaj Prabhakarao Bhusari in favour of M/s Pyramid Arcades Pvt. Ltd. through its authorized directors,

23) Copy of 7/12 Extract Dated 17-10-2013 for Khasra No. 156/3, 156/4 and 156/5 in the name of M/s Pyramid Arcades Pvt. Ltd.

24) Copy of 8-A Dated 17-10-2013 for Khasra No. 156/3, 156/4 and 156/5 in the name of M/s Pyramid Arcades Pvt. Ltd.,

25) Copy of Letter Dated 29-11-2012 issued by Executive Engineer (Metro), NIT, Nagpur to Hon'ble Collector, Nagpur for final sanction of layout situated at Mouza Pipla, Khasra No. 156/3, 156/4 and 156/5,

26) Copy of N. A. Order Dated 12-12-2012 for Khasra No. 156/3, 156/4 and 156/5,

27) Copy of Letter Dated 27-12-2012 for Security Deposit issued by Executive Engineer (Metro), NIT, Nagpur to M/s Pyramid Arcades Pvt. Ltd. for sanction of residential group housing layout on Khasra No. 156/3, 156/4 and 156/5,

28) Copy of Receipt Dated 22-03-2013 for Security Deposit issued by Executive Engineer (Metro), NIT,

29) Copy of Development Agreement Dated 16-05-2013,

30) Copy of Layout Sanction Plan Dated 16-05-2013 for Khasra No. 156/3, 156/4 and 156/5,

31) Copy of Receipt Dated 12-06-2013 for security charges of Rs.71,037/-

32) Copy of N. A. Tax Paid Receipt Dated 17-10-2013 for the period 2013,

33) Copy of Recommendation in respect of adequate and effective installation of Fire Safety measures in proposed high-rise Commercial cum Residential (Mercantile) Buildings Valid up to 29-12-2014 Dated 30-12-2013,

34) Copy of Receipt Dated 06-01-2014 for Demand Note amount of Rs.82,42,507/- paid by M/s Pyramid Arcades Pvt. Ltd.,

35) Copy of 7/12 Extract Dated 27-01-2014 for Khasra No. 156/3, 156/4 and 156/5 in the name of M/s Pyramid Arcades Pvt. Ltd.,

36) Copy of 8-A Dated 27-01-2014 for Khasra No. 156/3, 156/4 and 156/5 in the name of M/s Pyramid Arcades Pvt. Ltd.,

37) Copy of Sanction of Building Permit and Commencement Certificate Dated 10-02-2014 for Khasra No. 156/3, 156/4 and 156/5,

38) Copy of Sanctioned Building Plans Dated 10-02-2014 for Khasra No. 156/3, 156/4 and 156/5,

39) Copy of Grampanchayat Tax Paid Receipt Dated 13-02-2014 for Khasra No. 156/3, 156/4 and 156/5 up to the period 2013-2014,

40) Copy of Receipt Paid for Mutation Fees of Grampanchayat Pipla Dated 13-02-2014,

41) Copy of Deed of Declaration Dated 28-04-2014 for Township named and styled as **"PYRAMID CITY -V"** on Khasra No. 156/3, 156/4 and 156/5,

42) Copy of Power of Attorney Dated 28-04-2014 for Admission executed by Shri. Pradeep Dinkar Tatawar in favour of Shri. Vishnukant Dinkar Birewar or Shri. Yogendra Ratan Kashyap or Shri. Rajesh Hukumsingh Chauhan.

43) Sworn Affidavit from **M/s Pyramid Arcades Private Limited** through its Authorized Signatory.

b. **Documents Required for Pre-Modality for Prospective Buyer / Purchaser :**

1) Proposed NOC of **M/s Pyramid Arcades Private Limited** through its Authorized Signatory,
2) Proposed Allotment Letter to be issued by **M/s Pyramid Arcades Private Limited** through its Authorized Signatory for Prospective Purchaser/s for the Apartment/s / Shops / Row House/s,
3) Proposed Original Registered an Agreement To Sell for Apartment to be executed by **M/s Pyramid Arcades Private Limited** through its Authorized Signatory in favour of Prospective Purchaser/s the Apartment/s / Shops / Row House/s.

c. **Documents Required for Post-Modality for Prospective Buyer / Purchaser:**

1) Board of Resolution of **M/s Pyramid Arcades Private Limited** through its Directors for execution of Sale Deed/s for the Apartment/s / Shops / Row House/s,
2) Proposed Original Registered Sale Deed for Apartment to be executed by **M/s Pyramid Arcades Private Limited** through its Authorized Signatory in favour of Prospective Purchaser/s for the Apartment/s / Shops / Row House/s,
3) Proposed Possession Letter to be issued by **M/s Pyramid Arcades Private Limited** through its Authorized Signatory for Prospective Purchaser/s for the Apartment/s / Shops / Row House/s.

10. 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 Non Agricultural Land bearing **Survey / Khasra No. 156/3, 156/4 & 156/5 of Mouza – PIPLA, P.S.K. No. 38,** Khata No. 268, having total area of 17,000 Sq. Mt., within the limits of Grampanchayat Pipla, Tahsil Nagpur Rural and Nagpur Metro Region, District Nagpur, on which various separate Row Houses / Multistoried Buildings, each consisting of various shops and self-contained separate apartments therein, and the **"TOWNSHIP BASIS"** to be collectively known and styled as **"PYRAMID CITY-V"**, which are numbered as Building - 1 (Block "A"), Building - 2 "E"), Building - 3 (Block "B" & Block "F"), Building - 4 (Block "C" & Block "D"), Building (Block "G" & Block "H") (i.e. Row Houses) and Building - 6 & Building - 7 (i.e. Multistoried Buildings), consisting of various Shops and self contained separate Apartments therein and to be collectively known and styled as **"PYRAMID CITY-V"** which are as follows:-

Building - 1 (BLOCK-"A") consists of **3 (Three)** separate Row Houses. Thus are in all 3 (Three) Row Houses in BLOCK-"A",

Building - 2 (BLOCK-"E") consists of **8 (Eight)** separate Row Houses. Thus are in all 8 (Eight) Row Houses in BLOCK-"E".

Building - 3 (BLOCK-"B") consists of **6 (Six)** separate Row Houses. Thus the in all 6 (Six) Row Houses in BLOCK-"B".

Building - 3 (BLOCK-"F") consists of **8 (Eight)** separate Row Houses. Thus are in all 8 (Eight) Row Houses in BLOCK-"F".

Building - 4 (BLOCK-"C") consists of **5 (Five)** separate Row Houses. Thus are in all 5 (Five) Row Houses in BLOCK-"C".

Building - 4 (BLOCK-"D") consists of **2 (Two)** separate Row Houses. Thus are in all 2 (Two) Row Houses in BLOCK-"D"

Building - 5 (BLOCK-"G") consists of **8 (Eight)** separate Row Houses. Thus are in all 8 (Eight) Row Houses in BLOCK-"G".

Building - 5 (BLOCK-"H") consists of **3 (Three)** separate Row Houses. Thus are in all 3 (Three) Row Houses in BLOCK-"H".

BUILDING - 6 consists of 2 (Two) separate Multistoreyed Buildings (i.e. Towers) namely PYRAMID CITY-V-"TOWER-A" and PYRAMID CITY-V-"TOWER-B". The name of the Building is PYRAMID CITY-V-"TOWER-A" consists of Ground Floor and Six Upper Floors. There are 2 (Two) Shops on Ground Floor. There are 6 (SIX) Apartments each on First Floor to Sixth Floors. **Thus there are in all 2 (Two) Shops and 36 (THIRTY SIX) independent and self contained separate Apartments in the said Tower-"A".** The name of the Building is PYRAMID CITY-V-"TOWER-B" consists of Ground Floor and Six Upper Floors. The entire Ground Floor is Stilt parking area. There are 6 (SIX) Apartments each on First Floor to Sixth Floors. **Thus there are in all 36 (THIRTY SIX) independent and self contained separate Apartments in the said Tower-B.**

BUILDING - 7 consists of **1 (One) separate Multistoreyed Building (i.e. Tower) namely PYRAMID CITY-V-"TOWER-C".** The name of the Building is PYRAMID CITY-V- "TOWER-C" consists of Ground Floor and Seven Upper Floors. There are 6 (Six) Apartments each on First Floor to Seventh Floors. **Thus there are in all 42 (Forty Two) independent and self contained separate Apartments in the said Tower-"C".**

Thus there are in all 2 (TWO) Shops, 43 (FORTY THREE) Row Houses AND 114 (ONE HUNDRED FOURTEEN) independent and self contained separate Apartments in the said entire Complex.

The said property is bounded as under: -

ON THE EAST - BY KH.NO.156/6 and 148
ON THE WEST - BY SHIV OF MOUZA BESA
ON THE NORTH - BY KH.NO.157, 155 & 156
ON THE SOUTH - BY KH.NO.156/2, 154, 145/A & 145/B

Place: Nagpur
Date: 18-05-2014

Mrs. Seema S. Sahasrabuddhe
Advocate & Notary