

Annexure - B

TITLE INVESTIGATION REPORT

1.	Name of The Branch / BU seeking opinion.	S. B. I., RACPC, Nagpur.
2.	Reference No. And date of the Letter under the cover of which the documents tendered for security are forwarded.	Dated 27-04-2013 MASTER SEARCH for Tie-Up
3.	Name of the Unit / company / Person offering the property as security.	<p>Pyramid Ventures India Pvt. Ltd. Office At 202, "Gurukripa Apartments" Somalwada Square, Wardha Road, Nagpur Through its Directors,</p> <p>(1) SHRI. GUNWANT S/o SUDAMRAO DEOPARE Aged about 38 years, Occupation - Business, Resident of Swami Sadan, Byramji Town, Nagpur, Tahsil and District - Nagpur, (2) SHRI. PRADIP S/o DINKAR TATAWAR Aged 49 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 39 Years, Occupation - Business, Resident of Sneh Nagar, Wardha Road, Nagpur, Tahsil and District - Nagpur, (4) SHRI. SUNIL CHARANDAS SOMKUMAR Aged about 42 years, Occupation - Business, Resident of Plot No. 20, Ambedkar Society, Mankapur, Nagpur, Tahsil and District - Nagpur.</p> <p>Ph.- 0712-2293743, 6452429, 6463928</p> <p>Website - www.pyramidgroups.com</p>
4.	Constitution of the unit / concern person / body / authority offering the property for creation of charge.	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.)	Prospective Purchasers will be as Borrowers.
6.a)	Particulars of the documents scrutinized - serially and chronologically.	<p>Particulars of the documents scrutinized as follows:</p> <p>1) Original Sale Deed Dated 07-05-1999 executed by Shri. Anantlal Narayan Jais and 4 others in favor of Shri. Vasanta Wasudeo Barahate for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra No.141, area 2.0 0 H.R. (Eastern Portion) out of area 4.20 H.R. registered on 12-07-1999, 2) Original Sale Deed Dated 14-02-2006 executed by Shri. Wasanta Wasudeo Barahate for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra No.141/1, area 1.00 H.R. (Eastern Portion) out of area 2.00 H.R. in favor of Taj Real Estate, 3) Original Sale Deed Dated 11-07-2006</p>

	<p>executed by Shri. Wasanta Wasudeo Barahate through its POA holder Shri. Vijay Shankarrao Gulhane for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra No.141/1, area 1.00 H.R. (Western Portion) out of area 2.00 H.R. in favor of Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao.</p> <p>4) Original Memorandum of Association & Article of Association of Pyramid Ventures India Pvt. Ltd. Dated 03-06-2009,</p> <p>5) Original Registration Certificate of Pyramid Ventures India Pvt. Ltd. Dated 10-06-2009,</p> <p>6) Copy of PAN of Pyramid Ventures India Pvt. Ltd. Dated 10-06-2010,</p> <p>7) Copy of Notification Dated 18-08-2010 for land of Khasra No. 128, 129, 131-135, 139, 141, 145-147, 154-156 deleted from Symbolic National Park in No Development Zone and released for Residential Zone,</p> <p>8) Certified Copy of 7/12 extract for Khasra No. 141/1 Dated 22-08-2011 in the name of Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao,</p> <p>9) Original Sale Deed Dated 30-09-2011 executed by Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao for Khasra No. 141/1 in favor of Pyramid Ventures India Pvt. Ltd.,</p> <p>10) Certified Copy of 7/12 extract for Khasra No. 141/3 Dated 31-01-2012 in the name of Dr. Anup Gangadhar Armarkar, Shri. Nilaksha Shantaram Gupta and Shri. Subhash Gupta,</p> <p>11) Original Sale Deed Dated 17-02-2012 executed by Taj Real Estate through its Partners Dr. Anup Gangadhar Armarkar, Shri. Nilaksha Shantaram Gupta and Shri. Subhash Gupta for Khasra No. 141/3 in favor of Pyramid Ventures India Pvt. Ltd.,</p> <p>12) Certified Copy of 7/12 Extract of Khasra No. 141/1 Dated 14-10-2011 in the name of Pyramid Ventures India Pvt. Ltd.,</p> <p>13) Certified Copy of 7/12 Extract of Khasra No.141/3 Dated 20-04-2012 Pyramid Ventures India Pvt. Ltd.,</p> <p>14) Original Letter issued by NIT for Residential Layout (Group Housing) Dated 19-03-2012 for Khasra No. 141/1 and 141/3 For N. A.,</p> <p>15) Original N. A. Order issued by Hon'ble Collector, Nagpur, Dated 08-06-2012 for Khasra No. 141/1 and 141/3,</p> <p>16) Copy of Challan of Rs. 28355/- paid towards N. A. Taxes Dated 10-01-2013 for Khasra No. 141/1 and 141/3,</p> <p>17) Certified Copy of 7/12 Extract of Khasra No. 141/1 Dated 24-01-2013 in the name of Pyramid Ventures India Pvt. Ltd.,</p> <p>18) Certified Copy of 7/12 Extract of Khasra No.141/3 Dated 24-01-2013 Pyramid Ventures India Pvt. Ltd.,</p> <p>19) Original Sanctioned Layout Plan Dated 22-08-2012 for Khasra No. 141/1 and</p>
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		<p>141/3 of Mouza - Pipla,</p> <p>20) Copy of Development Agreement Dated 22-08-2012 executed between NIT and Pyramid Ventures India Pvt. Ltd. with Covering Letter Dated 22-08-2012 for Khasra No. 141/1 and 141/3,</p> <p>21) Original Recommendation in respect of adequate and effective installation of Fire Safety measures in the proposed high - rise Residential Building issued by NMC, Nagpur (Fire & Emergency Services) Dated 28-02-2013 for Tower A, Tower B, Tower C, Tower D, Tower E,</p> <p>22) Original Grampanchayat Tax Receipt Dated 30-03-2013 for Khasra No. 141/1 and 141/3,</p> <p>23) Original Sanctioned of Building Permit & Commencement Certificate Dated 15-04-2013,</p> <p>24) Original Sanctioned Building Plans Dated 15-04-2013,</p> <p>25) Original Deed of Declaration Dated 30-04-2013 executed by Pyramid Ventures India Pvt. Ltd.,</p> <p>26) Original Power of Attorney (For Admission) Dated 30-04-2013.</p>
b)	<p>Nature of the documents verified and as to whether they are Originals or Certified copies or Registration extracts duly certified.</p> <p>Note: Only Originals or Certified extracts from the registering / land / revenue / other authorities be examined.</p>	<p>Document No. 1 to 5, 9, 11, 14, 15, 18, 19, 21-26 verified from Original and Document No. 6, 7, 20 are copies and Document No. 8, 10, 12, 13, 16, 17 verified from certified copies.</p>
7.	<p>Complete or full description of the immovable property / properties offered as security for creation of mortgage whether equitable or registered mortgage.</p>	<p>ALL THAT piece and parcel of Non Agricultural Land bearing Survey / Khasra No. 141/1 and 141/3 of Mouza – PIPLA having an total area of 2.00 hectors or 20000 Sq. Mt., P.S.K. 38, within the limits of Grampanchayat Pipla, Tahsil Nagpur Rural and Nagpur Metro Region, District Nagpur, on which Row Houses and Multistoryed Buildings to be constructed thereon to be known and styled as "PYRAMID CITY-IV", consisting of various Types of Shops and self contained separate Apartments therein, which are numbered as BLOCK-"A", BLOCK-"B", BLOCK-"C", BLOCK-"D", BLOCK-"E" (i.e. Row Houses) and BLOCK-"F" (Multistoryed Buildings).</p> <p>BLOCK-"A" consists of 16 (Sixteen) Row Houses.</p> <p>BLOCK-"B" consists of 16 (Sixteen) Row Houses.</p> <p>BLOCK-"C" consists of 16 (Sixteen) Row Houses.</p> <p>BLOCK-"D" consists of 16 (Sixteen) Row Houses.</p> <p>BLOCK-"E" consists of 16 (Sixteen) Row Houses.</p> <p>BLOCK-"F" consists of 5 (Five) separate Multistoryed Buildings i.e. TOWERS, namely PYRAMID CITY-IV-"TOWER-A", PYRAMID CITY-IV-"TOWER-B", PYRAMID CITY-IV-"TOWER-C", PYRAMID CITY-IV-"TOWER-D", PYRAMID CITY-IV-"TOWER-E".</p>

		<p>The PYRAMID CITY-IV-"TOWER-A" consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"A".</p> <p>The PYRAMID CITY-IV-"TOWER-B" consists of Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt Parking area. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"B".</p> <p>The PYRAMID CITY-IV-"TOWER-C" consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"C".</p> <p>The PYRAMID CITY-IV-"TOWER-D" consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"D".</p> <p>The PYRAMID CITY-IV-"TOWER-E" consists of Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt Parking area. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"E".</p> <p>Thus, there are in all 72 (SEVENTY TWO) Row Houses, 12 (TWELVE) Shops and 140 (ONE HUNDRED FORTY) Independent and Self-Contained Apartments in the said entire Complex as per Building Sanctioned Plan Dated 15-04-2013 and as per Deed of Declaration Dated 30-04-2013, within the limits of Grampanchayat Pipla, Tahsil Nagpur Rural and Nagpur Metro Region, District Nagpur.</p>
i)	Survey No.	Khasra / Survey. No. 141/1 and 141/3 of Mouza – PIPLA.
ii)	Door No. (in case of house property)	Grampanchayat Taxes has been paid upto 2013 for entire Khasra / Survey. No. 141/1 and 141/3 of Mouza – PIPLA.
iii)	Extent / area including plinth / built up area in case of house property.	Total Built-Up area for all buildings, (excluding/including balconies) is 14075.067 Sq. Mt. and open land of 1995.800 Sq. Mt. which constitutes the general common areas and facilities of the entire complex
iv)	Location like name of the place, village, city, registration, sub-district etc.	The said property is situated at Survey. No. Khasra / Survey. No. 141/1 and 141/3 of Mouza – PIPLA having an area of 20000 Sq.

		Mt. situated at Pipla, Tahsil Nagpur (Gramin), Dist. Nagpur.
v)	Boundaries -	ON THE EAST - BY LAND OF KISHOR ZAM ON THE WEST - BY LAND OF NETLINK REALITIES PVT. LTD. ON THE NORTH - BY BESA PIPLA ROAD ON THE SOUTH - BY KH.NO. 48 & 49
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 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.	Chain of Title from the Mother Deed to the latest title deed is annexed herewith as " Annexure-1 ".
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?	For Property Tax of Grampanchayat and other statutory dues paid upto 2013.
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 Khasra / Survey. No. 141/1 and 141/3 of Mouza – PIPLA having an area of 2.00 Hectors or 20,000 Sq. Mt.
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.	Prospective Purchasers will require to be create Mortgage / to Deposit Documents creating Mortgage.

Place: Nagpur

Date: 08-05-2013

Mrs. Seema S. Sahasrabuddhe

Advocate & Notary

"Annexure-1"

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 piece and parcel of the agricultural land bearing **Survey No.141** admeasuring area 4.20 H. R. of Mouza - PIPLA, Patwari Halka No.38, having an area of 4.20 Hectors, held in Class -1 Right, situate at village-Pipla within the limit of Gat gram Panchayat Pipla in Tahsil - Nagpur (Rural) and District - NAGPUR. Originally belonged to **Shri. Anantlal Narayan Jais and others** as recorded owner thereof.
- b) That, **Shri. Anantlal Narayan Jais and others** transferred the land admeasuring 2.00 H. R. out of 4.20 Hecter of Mouza - PIPLA, Patwari Halka No.38, held in Class - 1 Right, to **Shri. Wasanta Wasudeo Baranate** by virtue of **Sale Deed Dated 07-05-1999**, which is duly, registered on **12-07-1999**, in the office of Sub-Registrar Nagpur City-1, in Additional Book No.1, Volume No. 2459, On Pages 161 to 168, At Registered No.5709, At Serial No. 4051. And he has mutated his name on the record of Patwari Pipla i.e. on 7/12 extract and thus separate 7/12 extract bearing new Khasra No. 141/1, admeasuring 2.00 H. R. of Mouza - PIPLA, Patwari Halka No.38, held in Class -1 Right showing the name of **Shri. Wasanta Wasudeo Baranate**.
- c) That thereafter **Shri. Wasanta Wasudeo Barahate** sold the area 1.00 H.R. (Eastern Portion) out of area 2.00 H.R. of Mouza - PIPLA, Khasra No. 141/1, Patwari Halka No.38, held in Class -1 Right to the **M/s Taj Real Estate** through its partners namely **Dr. Anup G. Armarkar, Shri. Nilaksha Shantaramji Gupta and Shri. Subhash Shantaramji Gupta** by virtue of **Sale Deed Dated 14-02-2006**, which is duly registered in the office of Sub Registrar Nagpur -7, in Book No. 1, At Serial No.640. And they has mutated their name on the record of Patwari Pipla i.e. on 7/12 extract and thus separate 7/12 extract bearing new Khasra No. 141/3, admeasuring 1.00 H. R. of Mouza - PIPLA, Patwari Halka No.38, held in Class -1 Right showing the name of **M/s Taj Real Estate** through its partners namely **Dr. Anup G. Armarkar, Shri. Nilaksha Shantaramji Gupta and Shri. Subhash Shantaramji Gupta**.
- d) That, thereafter **Shri. Wasanta Wasudeo Barahate** through its Power of Attorney holder **Shri. Vijay Shankarrao Gulhane** sold the remaining area 1.00 H.R. (Western Portion) of Mouza - PIPLA, Khasra No. 141/1, Patwari Halka No.38, held in Class -1 Right, to the **Shri. Hemant Bhagwantrao Nilgirwar (Patil) and Shri. Velchala Ashokrao**, by virtue of **Sale Deed Dated 11-07-2006**, which is duly, registered in the office of Sub Registrar Nagpur Gramin-10, in Book No. 1, At Serial No.3535. And **Shri. Hemant Bhagwantrao Nilgirwar (Patil) and Shri. Velchala Ashokrao** has mutated their name on the 7/12 extract.

- l) That, N.I.T also entered into Agreement with **Pyramid Ventures India Pvt. Ltd. and three others** Dated 22-08-2012 for Khasra / Survey No. 141/1 and 141/3 of Mouza – Pipla having an area of 2.00 Hectors or 20,000 Sq. Mt.
- m) THAT, **Pyramid Ventures India Pvt. Ltd.** 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, **for Tower A**, Vide No. GA/4012/FB Dated 28-02-2013, **for Tower B**, Vide No. GA/4013/FB Dated 28-02-2013, **for Tower C**, Vide No. GA/4014/FB Dated 28-02-2013, **for Tower D**, Vide No. GA/4015/FB Dated 28-02-2013 and **for Tower E**, Vide No. GA/4016/FB Dated 28-02-2013.
- n) That, **Pyramid Ventures India Pvt. Ltd.** 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. BE (Metro)/ BP-203 Dated 15-04-2013 and also sanctioned the various building plans.
- o) That, **Pyramid Ventures India Pvt. Ltd.**, through its Director, **Shri. Pradip Dinkar Tatawar, Shri. Gunwant Sudhamrao Deopare, Mrs. Sandhya Sanjay Gosavi and Shri. Sunil Charandas Somkuwar** submitted the said scheme named and styled as “**PYRAMID CITY-IV**” under the provisions of Maharashtra Apartment Ownership Act, 1970, U/s 2, by executing **Deed of Declaration Dated 30-04-2013**, which is duly registered in the Office of Sub-Registrar, Nagpur-7, in Book No.1, at Serial No. 2256.
- p) That, **Pyramid Ventures India Pvt. Ltd.**, through its Director, **Shri. Pradip Dinkar Tatawar, Shri. Gunwant Sudhamrao Deopare, Mrs. Sandhya Sanjay Gosavi and Shri. Sunil Charandas Somkuwar** has executed **Power of Attorney (FOR ADMISSION) Dated 30-04-2013**, which is duly registered in the Office of Sub-Registrar, Nagpur-4, in Book No.1, at Serial No. 2685 in favour of (1) **Shri. Vishnukant Dinkar Birewar** (2) **Shri. Yogendra Ratan Kashyap** and (3) **Shri. Lokesh Yamanrao Gaupale** to sometimes admit the execution of documents on their behalf.
- q) 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.**
- r) Thus, the chain of title has been properly established.
- s) 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

- e) Thereafter, **Shri. Hemant Bhagwantrao Nilgirwar (Patil) and Shri. Velchala Ashokrao** also on his turn transferred the said property the aforesaid agricultural land admeasuring 1.00 H. R. of Khasra No. 141/1 of Mouza – Pipla to **Pyramid Ventures India Pvt. Ltd. Through its Shri. Pradip Dinkar Tatawar, Shri. Gunwant Sudhamrao Deopare, Mrs. Sandhya Sanjay Gosavi and Shri. Sunil Charandas Somkuwar** by virtue of **Sale Dated 30-09-2011**, which is duly registered in the office of Sub-Registrar, Nagpur-7, in Book No.1, At Serial No.6567
- f) Similarly **M/s Taj Real Estate** through its partners namely **Dr. Anup G. Armarkar, Shri. Nilaksha Shantaramji Gupta and Shri. Subhash Shantaramji Gupta** also transferred the said property the aforesaid agricultural land admeasuring 1.00 H. R. of Khasra No. 141/3 of Mouza – Pipla to **Pyramid Ventures India Pvt. Ltd. Through its Shri. Pradip Dinkar Tatawar, Shri. Gunwant Sudhamrao Deopare, Mrs. Sandhya Sanjay Gosavi and Shri. Sunil Charandas Somkuwar** by virtue of **Sale Dated 17-02-2012**, which is duly registered in the office of Sub-Registrar, Nagpur Gramin-10, in Book No.1, At Serial No.631.
- g) In this way **Pyramid Ventures India Pvt. Ltd. Through its Shri. Pradip Dinkar Tatawar, Shri. Gunwant Sudhamrao Deopare, Mrs. Sandhya Sanjay Gosavi and Shri. Sunil Charandas Somkuwar** became the absolute owner of the said land admeasuring 2.00 H. R. with heritable and transferable rights therein of Khasra / Survey No. 141/1 and 141/3 of Mouza – Pipla.
- h) That, as per Govt. notification Dated 18-08-2010, the Khasra/Survey No. 128, 129, 131 to 135, 139, 141, 145 to 147, 154 to 156 of Mouza – Pipla, Tahsil Nagpur Gramin, Dist. Nagpur, is deleted from Symbolic National Park in no-development zone and land so released is included in Residential Zone as per condition mentioned therein.
- i) That, the said land is covered by Nagpur Metropolitan Area, declared by Govt., vide notification no. TPS-1855/1199/CR-80/95/UD-13 Dated 23-07-1999 and subsequent notification no. TPS/2409/2890/CR-356/05/UD-9 Dated 31-08-2010 by which, N.I.T. has been appointed as special planning authority for the said area.
- j) That, the property i. e. Khasra / Survey No. 141/1 and 141/3 of Mouza – Pipla having an area of 2.00 Hectors or 20000 Sq. Mt., has been converted into for **Non-Agricultural Residential** use by the Collector, Nagpur vide his Order **Dated 08-06-2012** passed in Revenue case No. 375/NAP-34/2011-12.
- k) That, for the said land i.e. Khasra / Survey No. 141/1 and 141/3 of Mouza – Pipla having an area of 2.00 Hectors or 20,000 Sq. Mt., the layout has been sanctioned by Nagpur Improvement Trust and Assistant Director, Town Planning, Nagpur Dated 18-06-2012.

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. 750/- paid Vide Receipt No. 4382887 in the office of Joint Sub-Registrar Nagpur Rural No.10, Dated 06-05-2013. The Original Search fee Receipt in the Office of Sub-Registrar is enclosed herewith.

Place: Nagpur

Date: 08-05-2013

Mrs. Seema S. Sahasrabuddhe

Advocate & Notary

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

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Annexure - C

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.
1a.	If the property has been transferred by way of Gift Deed, whether: a) The Gift Deed is duly stamped and registered, b) The Gift Deed has been attested by two witnesses c) The Gift Deed transfers the property to Donee d) Whether the Donee has accepted the gift by signing the Gift Deed or by separated writing or by implication or by actions.	Not Applicable.
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. Khasra / Survey. No. 141/1 and 141/3 of Mouza – PIPLA having an area of 2.00 Hectors or 20,000 Sq. Mt., has been converted into for Non-Agricultural Residential use by the Collector, Nagpur vide his Order Dated 08-06-2012 passed in Revenue case No. 375/NAP-34/2011-12 of Mouza - PIPLA.
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 possession and enjoyment of his share.	Not Applicable.
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 Sale of Shops and Apartments, BOD resolution is required and search of ROC is 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.	Not Applicable.
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	As per Clause 7 of Annexure – B.
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 Developer / Builder.
(ii)	Extent of authority to receive and collect sale consideration or sale proceeds from prospective Buyers /	Only in favour of Pyramid Ventures India Pvt. Ltd.

	purchaser.	
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 CITY- IV" 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.	That, <u>Release Letter to be issued by NIT</u> will be required at the time of execution of Sale of Shops, Row Houses and Apartments, And after execution of Mortgage in Favour of Bank, Charge to be noted on the Land Record for Kh. No. 141/1 and 141/3 of PIPLA for safeguards the interest of Bank.

Place: Nagpur

Date: 08-05-2013

Mrs. Seema S. Sahasrabuddhe

Advocate & Notary

Annexure - D

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 1999 to 2013 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/s **Prospective Purchasers**.
5. I certify that **Pyramid Ventures India Pvt. Ltd.** 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.

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 07-05-1999 executed by Shri. Anantlal Narayan Jais and 4 others in favor of Shri. Vasanta Wasudeo Barahate for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra No.141, area 2.0 0 H.R. (Eastern Portion) out of area 4.20 H.R. registered on 12-07-1999,
- 2) Copy of Sale Deed Dated 14-02-2006 executed by Shri. Wasanta Wasudeo Barahate for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra

No.141/1, area 1.00 H.R. (Eastern Portion) out of area 2.00 H.R. in favor of Taj Real Estate,

- 3) Copy of Sale Deed Dated 11-07-2006 executed by Shri. Wasanta Wasudeo Barahate through its POA holder Shri. Vijay Shankarrao Gulhane for agricultural land situated at Mouza - Pipla, P.H. No. 38, Khasra No.141/1, area 1.00 H.R. (Western Portion) out of area 2.00 H.R in favor of Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao,
- 4) Copy of Memorandum of Association & Article of Association of **Pyramid Ventures India Pvt. Ltd.** Dated 03-06-2009,
- 5) Copy of Registration Certificate of **Pyramid Ventures India Pvt. Ltd.** Dated 10-06-2009,
- 6) Copy of PAN of **Pyramid Ventures India Pvt. Ltd.** Dated 10-06-2010,
- 7) Copy of Notification Dated 18-08-2010 for land of Khasra No. 128, 129, 131-135, 139, 141, 145-147, 154-156 deleted from Symbolic National Park in No Development Zone and released for Residential Zone,
- 8) Copy of 7/12 extract for Khasra No. 141/1 Dated 22-08-2011 in the name of Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao,
- 9) Copy of Sale Deed Dated 30-09-2011 executed by Shri. Hemant Bhagwantrao Nilgirwar and Shri. Velchala Ashokrao for Khasra No. 141/1 in favor of **Pyramid Ventures India Pvt. Ltd.**,
- 10) Copy of 7/12 extract for Khasra No. 141/3 Dated 31-01-2012 in the name of Dr. Anup Gangadhar Armarkar, Shri. Nilaksha Shantaram Gupta and Shri. Subhash Gupta,
- 11) Copy of Sale Deed Dated 17-02-2012 executed by Taj Real Estate through its Partners Dr. Anup Gangadhar Armarkar, Shri. Nilaksha Shantaram Gupta and Shri. Subhash Gupta for Khasra No. 141/3 in favor of **Pyramid Ventures India Pvt. Ltd.**,
- 12) Copy of 7/12 Extract of Khasra No. 141/1 Dated 14-10-2011 in the name of **Pyramid Ventures India Pvt. Ltd.**,
- 13) Copy of 7/12 Extract of Khasra No.141/3 Dated 20-04-2012 **Pyramid Ventures India Pvt. Ltd.**,
- 14) Copy of Letter issued by NIT for Residential Layout (Group Housing) Dated 19-03-2012 for Khasra No. 141/1 and 141/3 For N. A.,
- 15) Original N. A. Order issued by Hon'ble Collector, Nagpur, Dated 08-06-2012 for Khasra No. 141/1 and 141/3,
- 16) Copy of Challan of Rs. 28355/- paid towards N. A. Taxes Dated 10-01-2013 for Khasra No. 141/1 and 141/3,
- 17) Certified Copy of 7/12 Extract of Khasra No. 141/1 Dated 24-01-2013 in the name of **Pyramid Ventures India Pvt. Ltd.**,
- 18) Certified Copy of 7/12 Extract of Khasra No.141/3 Dated 24-01-2013 **Pyramid Ventures India Pvt. Ltd.**,
- 19) Copy of Sanctioned Layout Plan Dated 22-08-2012 for Khasra No. 141/1 and 141/3 of Mouza - Pipla,
- 20) Copy of Development Agreement Dated 22-08-2012 executed between NIT and **Pyramid Ventures India Pvt. Ltd.** with Covering Letter Dated 22-08-2012 for Khasra No. 141/1 and 141/3,

- 21) Copy of Recommendation in respect of adequate and effective installation of Fire Safety measures in the proposed high-rise Residential Building issued by NMC, Nagpur (Fire & Emergency Services) Dated 28-02-2013 for Tower A, Tower B, Tower C, Tower D, Tower E,
- 22) Copy of Grampanchayat Tax Receipt Dated 30-03-2013 for Khasra No. 141/1 and 141/3,
- 23) Copy of Sanctioned of Building Permit & Commencement Certificate Dated 15-04-2013,
- 24) Copy of Sanctioned Building Plans Dated 15-04-2013,
- 25) Copy of Deed of Declaration Dated 30-04-2013 executed by **Pyramid Ventures India Pvt. Ltd.**,
- 26) Copy of Power of Attorney (For Admission) Dated 30-04-2013.

Documents Required For The Disbursement To Prospective Purchasers:

- 1) Propose Original Allotment Letter issued by **Pyramid Ventures India Pvt. Ltd.** in favour of **Prospective Purchasers** for respective Apartment,
- 2) Propose Original Registered an Agreement To Sell to be executing in favour of **Prospective Purchasers** for respective Apartment,
- 3) NOC for mortgage issued by **Pyramid Ventures India Pvt. Ltd.** in favour of **Prospective Purchasers** for respective Apartment,
- 4) Copy of ROC search to be given by **Pyramid Ventures India Pvt. Ltd.**

Documents Required For The final Disbursement To Prospective Purchasers:

- 2) Propose Release Letter issued by NIT the said property,
- 3) Board of Resolution of **Pyramid Ventures India Pvt. Ltd.** for sale of Apartments in favour of **Prospective Purchasers** for respective Apartment,
- 4) Propose Original Possession Letter issued by **Pyramid Ventures India Pvt. Ltd.** in favour of **Prospective Purchasers** for respective Apartment,
- 5) Propose Original Sale Deed to be executed by **Pyramid Ventures India Pvt. Ltd.** in favour of **Prospective Purchasers** for respective Apartment.

Documents required after disbursement from Prospective Purchasers:

- 1) Propose mutation on the Record of Kh. No. 141/1 and 141/3 of PIPLA i.e. 7/12 extract and on the record of Grampanchayat Pipla.

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. 141/1 and 141/3 of Mouza – PIPLA having an total area of 2.00 hectors or 20000 Sq. Mt., P.S.K. 38, within the limits of Grampanchayat Pipla, Tahsil Nagpur Rural and Nagpur Metro Region, District Nagpur, on which Row Houses and Multistoryed Buildings to be constructed thereon to be known and styled as “PYRAMID CITY-IV”, consisting of various Types of

Shops and self contained separate Apartments therein, which are numbered as **BLOCK-"A"**, **BLOCK-"B"**, **BLOCK-"C"**, **BLOCK-"D"**, **BLOCK-"E"** (i.e. Row Houses) and **BLOCK-"F"** (Multistoryed Buildings).

BLOCK-"A" consists of 16 (Sixteen) Row Houses.

BLOCK-"B" consists of 16 (Sixteen) Row Houses.

BLOCK-"C" consists of 16 (Sixteen) Row Houses.

BLOCK-"D" consists of 16 (Sixteen) Row Houses.

BLOCK-"E" consists of 16 (Sixteen) Row Houses.

BLOCK-"F" consists of 5 (Five) separate Multistoryed Buildings i.e. TOWERS, namely **PYRAMID CITY-IV-"TOWER-A"**, **PYRAMID CITY-IV-"TOWER-B"**, **PYRAMID CITY-IV-"TOWER-C"**, **PYRAMID CITY-IV-"TOWER-D"**, **PYRAMID CITY-IV-"TOWER-E"**.

The **PYRAMID CITY-IV-"TOWER-A"** consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"A".

The **PYRAMID CITY-IV-"TOWER-B"** consists of Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt Parking area. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"B".

The **PYRAMID CITY-IV-"TOWER-C"** consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"C".

The **PYRAMID CITY-IV-"TOWER-D"** consists of Ground Floor and Seven Upper Floors. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 4 (FOUR) Shops and 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"D".

The **PYRAMID CITY-IV-"TOWER-E"** consists of Ground Floor and Seven Upper Floors. The entire Ground Floor is Stilt Parking area. There are 4 (FOUR) Shops on Ground Floor. And 4 (FOUR) Apartments each on First Floor to Seventh Floors. Thus there are 28 (TWENTY EIGHT) independent and self contained separate Apartments in the said Tower-"E".

Thus, there are in all 72 (SEVENTY TWO) Row Houses, 12 (TWELVE) Shops and 140 (ONE HUNDRED FORTY) Independent and Self-Contained Apartments in the said entire Complex as per Building Sanctioned Plan Dated 15-04-2013 and as per Deed of Declaration Dated 30-04-2013, within the limits of Grampanchayat Pipla, Tahsil Nagpur Rural and Nagpur Metro Region, District Nagpur, which is bounded as under: -

ON THE EAST	-	BY LAND OF KISHOR ZAM
ON THE WEST	-	BY LAND OF NETLINK REALITIES PVT. LTD.
ON THE NORTH	-	BY BESA PIPLA ROAD
ON THE SOUTH	-	BY KH.NO. 48 & 49

Place: Nagpur

Date: 08-05-2013



Mrs. Seema S. Sahasrabudhe
Advocate & Notary