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TITLE INVESTIGATION REPORT (TIR)

1.	a) Name of the Branch/BU seeking opinion.	RACPC, ZO, SBI Nagpur.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	MASTER SEARCH **"PYRAMID CITY-PEARL-F"**
	c) Name of the Borrower.	**M/s Pyramid Arcades Private Limited,** a Registered company, acting through its directors **1) Shri Pradip Dinkar Tatawar, 2) Shri Gunwant Sudamrao Deopare, 3) Mrs. Sandhya Sanjay Gosavi, 4) Shri Sunil Charandas Somkunwar (Somkumar) and 5) Shri Yogendra Ratan Kashyap**
2.	a)Name of the unit/concern/company/person offering the property/ (ies) as security.	A Registered Company, through its Directors
	b) Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	Owners/Developers
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Owners/Developers
3.	Complete or full description of the immovable property/(ies) offered as security for creation of mortgage whether equitable/ registered mortgage.	Apartment Scheme Known and Styled as **"PYRAMID CITY-PEARL-F"** consisting of Ground Floor and Four Upper Floors, Ground Floor consist of Parking for all the flats and First, Second, and Third each floor consist of Five (5) and Fourth floor consist of Two (2) independent and self contained separate Apartments, First Floor consist of Aptt. No. 101 to 105, Second Floor consist of Aptt. No. 201 to 205 and Third Floor consist of Aptt No. 301 to 305 and Fourth Floor consist of Aptt No. 401 to 402. The Upper Floors having their common exit to common/restricted areas and facilities of the building. Thus there are in all 17 (Seventeen) apartments being constructed on Plot No. 2, admeasuring regularized area 1204.00 Sq. Mtrs. as per NIT regularization, in the layout of Shramik Co-op. Housing Society Ltd., Nagpur being Kh. No. 39/1 & 2, P. H. No. 11 of Mouza- Mankapur, City Survey No. 2, Sheet No. 8 & 9, Ward

		No. 57, situated at Royal Town, Mankapur, Nagpur, Tahsil and District Nagpur.
	(a) Survey No.	Kh. No. 39/1 & 2, P. H. No. 11 of Mouza- Mankapur, City Survey No. 2, Sheet No. 8 & 9, Ward No. 57, situated at Royal Town, Mankapur, Nagpur, Tahsil and District Nagpur.
	(b) Door No. (in case of house property)	Apartment Scheme Known as **"PYRAMID CITY-PEARL-F"** being constructed on Plot No. 2, admeasuring 1204.00 Sq. Mtrs. as per NIT regularization letter.
	(c) Extent/ area including plinth/ built up area in case of house property	Apartment Scheme Known and Styled as **"PYRAMID CITY-PEARL-F"** consisting of Ground Floor and Four Upper Floors, Ground Floor consist of Parking for all the flats and First, Second, and Third each floor consist of Five (5) and Fourth floor consist of Two (2) independent and self contained separate Apartments, First Floor consist of Aptt. No. 101 to 105, Second Floor consist of Aptt. No. 201 to 205 and Third Floor consist of Aptt No. 301 to 305 and Fourth Floor consist of Aptt No. 401 to 402. The Upper Floors having their common exit to common/restricted areas and facilities of the building. Thus there are in all 17 (Seventeen) apartments being constructed on Plot No. 2, admeasuring regularized area 1204.00 Sq. Mtrs. as per NIT regularization, in the layout of Shramik Co-op. Housing Society Ltd., Nagpur being Kh. No. 39/1 & 2, P. H. No. 11 of Mouza- Mankapur, City Survey No. 2, Sheet No. 8 & 9, Ward No. 57, situated at Royal Town, Mankapur, Nagpur, Tahsil and District Nagpur.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	Mouza- Mankapur, City Survey No. 2, Sheet No. 8 & 9, Ward No. 57, situated at Royal Town, Mankapur, Nagpur, Tahsil and District Nagpur.
4.	a) Particulars of the documents scrutinized- serially and chronologically. (a) Nature of 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.	As Listed Below

Sl. No.	Particulars of the documents scrutinized	Name of parties	Original/Certi-fied/Photoco-py/True Copy
1.	Sale Deed Dt. 07.09.2010, Regd. at Sr. No. 4671 on even date, in respect of Plot No. 2.	M/s Pyramid Arcade Pvt. Ltd., through its Directors	Original
2.	Sale Deed Dt. 30.12.2003, Regd. at Sr. No. 34 on Dt. 03.01.2004, in respect of Southern portion of Plot No. 2.	Shri Sunil Chanrandas Somkunwar (Somkumar)	Original
3.	Sale Deed Dt. 05.04.2005, Regd. at Sr. No. 1155, on Dt. 05.04.2005, in respect of Northern portion of Plot No. 2.	Shri Sunil Chanrandas Somkunwar (Somkumar)	Original
4.	Impounded Agreement of Sale Dt. 20.09.2009, in respect of Plot No. 2.	M/s Pyramid Arcade Pvt. Ltd., through its Directors	Original
5.	Impounded Agreement of Sale Dt. 17.06.1994, in respect of Southern Portion of Plot No. 2.	Shri Sunil Chanrandas Somkunwar (Somkumar)	Original
6.	Impounded Agreement of Sale Dt. 20.12.1994, in respect of Northern Portion of Plot No. 2.	Shri Sunil Chanrandas Somkunwar (Somkumar)	Original
7.	Sale Deed Dt. 25.10.1988, Regd. at Sr. No. 11014, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.80 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
8.	Sale Deed Dt. 26.10.1988, Regd. at Sr. No. 11038, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.80 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
9.	Sale Deed Dt. 28.10.1988, Regd. at Sr. No. 11173, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.17Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
10.	Sale Deed Dt. 28.10.1988, Regd. at Sr. No. 11191, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.17 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
11.	Sale Deed Dt. 21.10.1988, Regd. at Sr. No. 10971, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.80 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
12.	Sale Deed Dt. 25.10.1988, Regd. at Sr. No. 11016, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.80 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox

13.	Sale Deed Dt. 14.01.1983, Regd. at Sr. No. 277, on even date, in respect of Kh. No. 39, admeasuring 4.00 Acre part.	Sunil Trading Company, Nagpur through its Manager	Xerox
14.	Sale Deed Dt. 03.02.1982, Regd. at Sr. No. 591, on even date, in respect of Kh. No. 39, admeasuring 5.00 Acre Part.	Sunil Trading Company, Nagpur through its Manager	Xerox
15.	Sale Deed Dt. 21.01.1982, Regd. at Sr. No. 351, on even date, in respect of Kh. No. 39, admeasuring 5.00 Acre Part.	Sunil Trading Company, Nagpur through its Manager	Xerox
16.	Sale Deed Dt. 19.01.1983, Regd. at Sr. No. 349, on even date, in respect of Kh. No. 39, admeasuring 3.72 Acre Part.	Sunil Trading Company, Nagpur through its Manager	Xerox
17.	Deed of Declaration Dt. 01.12.2012, Regd. at Sr. No. 6048 on even date in respect of scheme on Plot No. 2.	M/s Pyramid Arcade Pvt. Ltd., through its Authorised Director Shri Yogendra Ratan Kashyap	Original
18.	NIT Sanctioned Building Permit Dt. 31.10.2012, bearing No. BE(NORTH)/Case No. 3145/ Tracking No. 2011112547/424, for scheme on Plot No. 2.	Shri Sunil Charandas Somkunwar	Original
19.	NIT Sanctioned Building Map Dt. 31.10.2012, bearing Permit No. BE(NORTH)/Case No. 3145/ Tracking No. 2011112547/ 424, for scheme on Plot No. 2.	Shri Sunil Charandas Somkunwar (Somkumar)	Original
20.	NIT Plot Regularization Letter and Map Dt. 03.03.2006, bearing Permit No. BE(NE)/10234/551/ 10230/ 7845, in respect of Plot No. 2.	Shri Sunil Charandas Somkunwar (Somkumar)	Original
21.	N.A. Order Passed by Additional Collector, Nagpur on Dt. 21.05.1996, in Revenue Case No. 34/NAP-34/1995-96, in respect of Kh. No. 39/1 & 2, adm. about 71700 Sq. Mtrs.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox
22.	City Survey Property Card Dt. 25.04.2012, in respect of Plot No. 2, bearing City Survey No. 2.	M/s Pyramid Arcade Pvt. Ltd., through its Director Shri Gunvant S. Deopare	Original
23.	Certificate of Incorporation Dt. 02.04.2009 issued by ROC office Bombay (Mumbai)	M/s Pyramid Arcade Pvt. Ltd.,	Original
24	Sale Deed Dt. 29.10.1988, Regd. at Sr. No. 11234, on even date, in respect of Kh. No. 39/1 & 2, admeasuring 2.17 Acre Part.	Shramik Co-op. Housing Society Ltd., Nagpur	Xerox

5.	Whether certified copy of all title document are obtained from relevant Sub-registrar office and compared with the documents made available by the proposed mortgagor? (Pleases also enclose all such certified copies and relevant fee receipts along with the TIR.)	Originals are available and verified Certified Copies are not obtained
6.	a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Yes
	b) If such online/computer records are available, whether any verification of cross checking are made and the comments/findings in this regard.	Yes
	c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not Possible for want of availability of system, hence not made.
7.	a) Property offered as security falls within the jurisdiction of which sub-registrar office?	Nagpur City
	b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?	Sub Registrar, Nagpur City No. 1 to 6 and 8 and 9 (Now No. 9 office is abolished)
	c) Whether search has been made at all the offices named at (b) above?	Yes, wherever the Documents concerned are Registered.
	d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No.
8.	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Chain of title is provided herein under.
9.	Nature of Title of the intended Mortgager over the Property (whether full ownership rights, Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	Apartment Scheme Known and Styled as "**PYRAMID CITY-PEARL-F**" consisting of Ground Floor and Four Upper Floors, Ground Floor consist of Parking for all the flats and First, Second, and Third each floor consist of Five (5) and Fourth floor consist of Two (2) independent and self contained separate Apartments, First Floor consist of Aptt. No. 101 to 105, Second Floor consist of Aptt. No. 201 to 205 and Third Floor consist of Aptt No. 301 to 305 and Fourth Floor consist of Aptt No. 401 to 402. The Upper Floors having their common

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10.	If Leasehold, whether;	No
	a) Lease Deed is duly stamped and registered	N.A.
	b) Lessee is permitted to mortgage the Leasehold right,	N.A.
	c) Duration of the Lease/unexpired period of lease,	N.A.
	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.	N.A.
	e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	N.A.
	f) Right to get renewal of the leasehold rights and nature thereof.	N.A.
11.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	N.A.
	Grant/ Agreement etc. provides for alienable rights to the mortgager with or without conditions,	N.A.
	The mortgager is competent to create charge on such property.	N.A.
	Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	N.A.
12.	If occupancy right, whether;	N.A.
	a) Such right is heritable and transferable,	N.A.
	b) Mortgage can be created.	N.A.
13.	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.	Nil Observed
14.	If the property has been transferred by way of Gift/Settlement Deed, whether;	N.A.
	a) The Gift/Settlement Deed is duly stamped and registered;	N.A
	b) The Gift/Settlement Deed has been attested by two witnesses,	N.A.
	c) The Gift/Settlement Deed Transfers the property to Donee;	N.A.
	d) Whether the Donee has accepted the gift by signing the Gift Deed or by a separated writing or by implication by actions;	N.A.

	e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question;	N.A.
	f) Whether the Donee is in possession of the gifted property;	N.A.
	g) Whether any life interest is reserved for the Donor or any other person any whether there is a need for any other person to join the creation of mortgage;	N.A.
	h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	N.A.
15.	(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. (b) Whether mutation has been effected and whether the mortgager is in possession and enjoyment of his share. (c) Whether the partition made is valid in law and the mortgager has acquired a mortgageable title thereon. (d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/ compiled with. (e) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	N.A. N.A. N.A. N.A. N.A.
16.	Whether the title documents include any testamentary documents/wills?	No
	(a) In case of wills, whether the will is registered will or unregistered will?	N.A.
	(b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	N.A.
	(c) Whether the property is mutated on the basis of will?	N.A.
	(d) Whether the original will is available?	N.A.
	(e) Whether the original death certificate of the testator is available?	N.A.
	(f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	N.A.
17.	(a) Whether the property is subject to any waft rights?	N.A.
	(b) Whether the property belongs to church/ temple or any religious/other institutions having any restriction in creation of charges on such properties?	N.A.
	(c) Precautions/permissions, if any in respect of the above cases for creation of mortgage?	N.A.