

**Sheet showing flow of title of the intended mortgager and his/ its predecessors
in interest from the Mother Deed to the Latest Title Deed.**

That the piece and parcel of land bearing Kh. No. 39 (1/2), Admeasuring 17.72 Acre, P. H. No. 11 of Mouza- Mankapur, City Survey No. 2, Sheet No. 8, Ward No. 57, situated at Royal Town, Mankapur, Nagpur, Tahsil & District Nagpur, was purchased by **M/s Sunil Trading Company, Nagpur**, through its Manager **Shri Anandkashyap Charandas Somkuwar** from **Shri Dashrath Kisanji Barai, Shri Purushottam Dashrath Barai, Shri Balkrushna Dashrath Barai, Shri Uttam Dashrath Barai, Shri Maroti Dashrath Barai and Shri Ramesh Dashrath Barai**, vide 4 separate sale deeds Dt. 14.01.1983, 03.02.1982, 21.01.1982 & 19.01.1983, which are duly registered in the office of Sub-Registrar, Nagpur respectively at Sr. Nos. 277, 591, 351 & 349.

That all that piece and parcel of land bearing Kh. No. 39/1, 39/2, P. H. No. 11 of Mouza- Mankapur in Tahsil and District Nagpur was agricultural land out of which land admeasuring 17.719 Acres was then purchased by the Shramik Co-operative housing Society Ltd. Nagpur, a co-operative housing society duly registered under the Maharashtra Cooperative Societies Act, 1960 bearing registration No. NGP/HSG906/80 from **M/s Sunil Trading Company, Nagpur**, through its Manager **Shri Anandkashyap Charandas Somkuwar** by way of different Sale Deeds detaild as under :

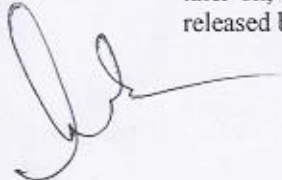
1.	39/1 & 2	2.80	10971 (Chha)	21.10.1988
2.	39/1 & 2	2.80	11014 (Chha)	25.10.1988
3.	39/1 & 2	2.80	11016 (Chha)	25.10.1988
4.	39/1 & 2	2.80	11038 (Chha)	26.10.1988
5.	39/1 & 2	2.17	11234 (Chha)	29.10.1988
6.	39/1 & 2	2.17	11173 (Chha)	28.10.1988
7.	39/1 & 2	2.17	11191 (Chha)	28.10.1988

That, by virtue of above Sale Deeds the Shramik Co-operative Housing Society Ltd. Nagpur, became absolute owner of land bearing Kh. No. 39/1 & 2 total admeasuring 17.719 Acres. The said Society formed a layout of 91 plots of deferent shapes and sizes for the benefit of its members.

That, said agricultural land admeasuring 71,700 Sq. Mtrs. Approx i.e. 17.719 Acre i.e. 7.17 HR was converted into Non-agricultural Use by the Addi. Collector, Nagpur vide his ORDER passed in Revenue case No. 34/NAP-34/95-96 on 21.05.1996.

That the said layout society accordingly drawn a layout on the aforesaid N.A. land comprising of various residential plots of different measurements out of which the Southern Portion of Plot No. 2, admeasuring 588.00 Sq. Mtrs., situated in the aforesaid layout has been sold out by the layout society i.e. Shramik Co-operative Housing Society Ltd. Nagpur to previous Plot Owner by name **Shri Sunil Charandas Somkunwar (Somkumar)**, vide Sale Deed Dt. 30.12.2003, which is duly registered in the Office of Sub-Registrar Nagpur-3, at Sr. No. 34, on Dt. 03.01.2004 and in the likewise manner, the Northern Portion of Plot No. 2 admeasuring 616.00 Sq. Mtrs., situated in the aforesaid layout has been sold out by the layout society i.e. Shramik Co-operative Housing Society Ltd. Nagpur to previous Plot Owner by name **Shri Sunil Charandas Somkunwar (Somkumar)**, vide Sale Deed Dt. 05.04.2005, which is duly registered in the Office of Sub-Registrar Nagpur-3, at Sr. No. 1155, on Dt. 05.04.2005.

That the above said Sale Deed Dt. 30.12.2003 was executed in pursuance of the Agreement of Sale Dt. 17.06.1994, executed in between the above parties pertaining to above Southern Portion of Plot No. 2. The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in Case No. 737/05 and later on, on making of the necessary stamp duty payment, the said Sale Agreement was released by the Stamp Collector, Nagpur on Dt. 13.10.2005.



That in the likewise manner the above said Sale Deed Dt. 05.04.2005 was executed in pursuance of the Agreement of Sale Dt. 20.12.1994 executed in between the above parties pertaining to above Northern Portion of Plot No. 2. The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in Case No. 624/2004 and later on, on making of the necessary stamp duty payment, the said Sale Agreement was released by the Stamp Collector, Nagpur on Dt. 16.11.2004.

That the said plot of land property of the said Present Plot Owner **Shri Sunil Charandas Somkunwar (Somkumar)**, later on came under the 572 unauthorized Layout development scheme of NIT for being regularized and developed by Nagpur Improvement Trust, Nagpur under the provision of Maharashtra Gunthewari Developments (Regularization, Upgradation and Control) Act, 2001.

That in pursuance and in response to the aforesaid scheme of N.I.T., the said Owner **Shri Sunil Charandas Somkunwar (Somkumar)** has deposited the regularization charges of Rs. 206358/- on Dt. 02.12.2002 and Rs. 1,000/- on Dt. 24.03.2001, with the NIT and in response thereto the said plot of the said present owner is regularized by the NIT, Nagpur vide its Letter of Release Dt. 03.03.2006, bearing Permit No. BE(NE)/10234/551/10230/7845. While regularizing the plot of the aforesaid owner the admeasurements of the aforesaid plot i.e. 1204.00 Sq. Mtrs. has been maintained unchanged by the NIT, Nagpur. With the said Release Letter, NIT has also issued copy of Part Sanction Map of the layout in which the said Plot No. 2 is situated.

That, thereafter in his turn **Shri Sunil Charandas Somkunwar (Somkumar)**, in his turn sold his above said Plot No. 2, admeasuring about 1204.00 Sq. Mtrs., to present owner M/s. Pyramid Arcades Pvt. Ltd. a private limited company, through its Directors 1) Shri Pradip Dinkar Tatawar, 2) Shri Gunwant Sudamrao Deopare, 3) Mrs. Sandhya Sanjay Gosavi, 4) Shri Sunil Charandas Somkunwar(Somkumar)& 5) Shri Yogendra Ratan Kashyap, by way of Sale Deed Dt. 07.09.2010, duly registered in the office of Sub-Registrar, Nagpur No. 1 at Sr. No. 4671, on even date.

That the above said Sale Deeds was executed in pursuance of the Agreement of Sale Dt. 20.09.2009, executed in between the above parties pertaining to above Plot No. 2. The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in Case No. 210/2010-11 on Dt. 04.05.2010 and later on, on making of the necessary stamp duty payment, the said Sale Agreement was released by the Stamp Collector, Nagpur on Dt. 02.07.2010.

That, by virtue of above Sale Deed M/s, **Pyramid Arcades Pvt. Ltd acting through its Directors**, became absolute owner of above said Plot No. 2, and the said owner/developer company duly mutated its name in the records of City Survey Nagpur as the owner of the said plot property, but yet not mutated its name in the records of, NIT and NMC, Nagpur and hence NIT and NMC mutation in favour of present owner company shall be obtained on bank records.

That, M/s, **Pyramid Arcades Pvt. Ltd 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 decided to develop the said plot of land bearing Plot No. 2 along with other plots also possessed by the company in phase manner and launched a housing scheme named as PYRAMID CITY which consist Multi Storied Buildings and each building consists various self contained residential apartments.

That, M/s, **Pyramid Arcades Pvt. Ltd acting through its Director** 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 prepared a building plan of a building to be constructed on Plot No. 2 and submitted to the Nagpur Improvement Trust, Nagpur for its approval. After completion of all procedure the Building Engineer of the Nagpur Improvement Trust, Nagpur sanctioned the building plan and issued Building Permit and Commencement Certificate vide Building Permit No. BE(North)/Case No. 3145/Tracking No. 2011112547/424, Dt. 31.10.2012. As the name of the present owner M/s, **Pyramid Arcades Pvt. Ltd** is yet not mutated in NIT Records, the said Building Maps are sanctioned by NIT in the name of Previous Owner **Shri Sunil Charandas Somkunwar (Somkumar)**.



That, the multistoried building to be constructed on said plot No. 2 is named and styled as "PYRAMID CITY - PEARL-F" and said building has a total plinth Area of 583.800 Sq. Mtrs. (Including/Excluding Staircase). The total Built up area of all the floors (Including /Excluding Balconies) is 1501.290 Sq. Mtrs. and open land of 565.090 Sq. Mtrs. which constitutes the General Common/Restricted Areas and Facilities.

That, the said multistoried building "PYRAMID CITY-PEARL-F" have Ground Plus upper Four Floors. Ground floor is covered Parking Area and each upper floors i.e. FIRST, SECOND, THIRD consists 5 (Five) Apartment on each floor and FOURTH Floor consist 2 (Two) apartment. Thus, there are in all 17 (Seventeen) independent and self contained separate Apartments in the said building. All these Apartments shall be strictly used and utilized for Residential Purpose only.

That, M/s, Pyramid Arcades Pvt. Ltd acting through its Director 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 , the owner of said land and building has submitted the said land and building to the provisions of the Maharashtra Apartment Ownership Act, 1970 vide DEED OF DECLARATION executed and registered in the office of Sub-Registrar, Nagpur, No. 4 at Sr. No. 6048 on Dt. 01.12.2012.

That the said land Owner M/s, Pyramid Arcades Pvt. Ltd acting through its Director 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 , is carrying the construction of the afore said multi storied scheme known and styled as " PYRAMID CITY-PEARL-F" and is entitle to Sale the various independent Flats/Apartments situated in the above scheme and to obtain the agreed Sale consideration from intending Purchaser /Borrower.

That Resolution of Company Board of M/s, Pyramid Arcades Pvt. Ltd shall be obtained regarding selling the Company Property in question and also for authorizing a Particular person for selling the Company Property in question. Similarly the NIL ROC charge Certificate in favour of the Company pertaining to above property shall also be obtained.

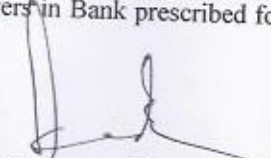
That the chain of the title document for the last 30 Yrs. is properly established and the title of the property in question is legal and marketable, free from any anomaly and the Bank can accept such property in mortgage as good and enforceable security.

That in post disbursement modalities, the charge of the Bank shall be created in the City Survey Record to safeguard the interest of the bank in the mortgaged security more purposefully.

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

Date : 27.07.2013
Place : NAGPUR




Signature of the Advocate