Sl. No.	Particulars of the documents to be obtained	Name of parties	Original/Certified/Photocopy/True Copy
1.	Agreement of Sale in respect of the Apartment to be purchased by the borrower/s shall be obtained on the Bank's Record.	Intending Purchaser/Borrower	Original
2.	Registered Agreement of Sale /Sale Deed in respect of the Apartment to be purchased by the borrower/s shall be obtained on the Bank's Record	Intending Purchaser/Borrower	Original
3.	Borrowers Affidavit in the Bank format regarding clear Title and NIL encumbrances shall also be obtained.	Intending Purchaser/Borrower	Original

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

SCHEDULE OF THE PROPERTY (IES)

All that Individual Apartment/s situated in Apartment Scheme Known and Styled as **"PYRAMID NEST"** consisting of Ground Floor and Eight Upper Floors, Ground Floor consists of Parking for all the flats and Each of First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor consists of Six (6) independent and self-contained separate Apartments. First Floor consists of Apartment Nos. 101 to 106, Second Floor consists of Apartment Nos. 201 to 206, Third Floor consists of Apartment Nos. 301 to 306, Fourth Floor consists of Apartment No. 401 to 406, Fifth Floor consists of Apartment No. 501 to 506, Sixth Floor consists of Apartment No. 601 to 606, Seventh Floor consists of Apartment No. 701 to 706 and Eighth Floor consists of Apartment No. 801 to 806. Thus there are in all 48 (Forty Eight) Apartments being constructed on Amalgamated **Plot No. 8 & 9**, covering NIT regularized area of **1662.90 Sq.** Mtrs., in the layout of Shramik Co-op. Housing Society Ltd., Nagpur, being portion of Kh. No. 39/1, 39/2, of Mouza Mankapur, P.H. No. 11, City Survey No. 2, Sheet No. 8 & 9, Plot bearing Corporation House No. 3431/8 & 3431/9, Ward No. 57, Situated at Royal Town, Mankapur, Nagpur.
and scheme Plot is Bounded as under:-

East : WCL Office;
West : 18.00 Mtrs. Wide Road;
North : 12.00 Mtrs. Wide Road;
South : 12.00 Mtrs. Wide Road.

Place : Nagpur.
Date : 31.08.2019.



Signature of the Advocate

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 detailed 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 Plot No. 8, admeasuring 630.00 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 Ratan Charandas Kashyap,** vide Sale Deed, duly registered in the Office of Sub-Registrar Nagpur-3, at Sr. No. 1159, on Dt. 05.04.2005.

That the above said Sale Deed Dt. 05.04.2005 was executed in pursuance of the Agreement of Sale Dt. 22.12.1994, executed in between the above parties pertaining to above Plot No. 8 admeasuring 630 Sq. Mtrs., The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in Case No. 613/04 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, in the likewise manner, 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 Eastern Portion of Plot No. 9, admeasuring 534.75 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 Yogendra Ratan Kashyap,** vide Sale Deed, duly registered in the Office of Sub-Registrar Nagpur-3, at Sr. No. 36, on Dt. 03.01.2004 and also Western Portion of Plot No. 9 admeasuring 498.15 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 said Plot Owner by name **Shri Yogendra Ratan Kashyap,** vide Sale Deed, duly registered in the Office of Sub-Registrar Nagpur-3, at Sr. No. 330, on Dt. 30.01.2004.

That the above said Sale Deeds Dt. 03.01.2004 & Dt. 30.01.2004, were executed in pursuance of the Agreement of Sale Dt. 02.08.1994, executed in between the above parties pertaining to above Plot No. 9 admeasuring in total 1032.90 Sq. Mtrs., The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in EVN Case No. 727/05 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, the said plot of land property bearing Plot Nos. 8 & 9, 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 of the Plot No. 8, **Shri Ratan Charandas Kashyap** has deposited the regularization charges of Rs. 1,07,502/- on Dt. 02.12.2002 & Rs. 1,000/- on Dt. 24.03.2001, with the NIT and in response thereto the said plot of the said owner **Shri Ratan Charandas Kashyap** is regularized by the NIT, Nagpur vide its letter of release Dt. 14.07.2006, bearing Permit No. BE(NE)/10751/551/10747. While regularizing the plots of the aforesaid owner the admeasurements of the aforesaid plot i.e. 630.00 Sq. Mtrs. has been maintained unchanged by the NIT, Nagpur.

That, in the likewise manner, in pursuance and in response to the aforesaid scheme of N.I.T., the said owner of the Plot No. 9, **Shri Yogendra Ratan Kashyap** has deposited the regularization charges of Rs. 1,76,889/- on Dt. 02.12.2002 & Rs. 1,000/- on Dt. 24.03.2001, with the NIT and in response thereto the said plot of the said owner **Shri Yogendra Ratan Kashyap** is regularized by the NIT, Nagpur vide its letter of release Dt. 24.07.2006, bearing Permit No. BE(NE)/10976/551/10972. However, while regularizing the plot of the aforesaid Owner the admeasurements of the aforesaid plot i.e. 1063.75 Sq. Mtrs. has been reduced to 1032.90 Sq. Mtrs. by the NIT, Nagpur.

That, the said owner, **Shri Ratan Charandas Kashyap**, in his turn sold out the said **Plot No. 8**, admeasuring NIT regularized area of 630.00 Sq. Mtrs., to the Present Plot Owner by name, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, **Shri Pradip Dinkar Tatawar, Shri Gunwant Sudamrao Deopare, Sau. Sandhya Sanjay Gosavi, Shri Sunil Charandas Somkumar & Shri Yogendra Ratan Kashyap,** vide Sale Deed, duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 6514 on Dt. 06.12.2010.

That the above said Sale Deed Dt. 06.12.2010 was executed in pursuance of the Agreement of Sale Dt. 01.11.2009, executed in between the above parties pertaining to above Plot No. 8 admeasuring 630 Sq. Mtrs., The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in EVN Case No. 476/10-11 and later on, on making of the necessary stamp duty payment, the said Sale Agreement was released by the Stamp Collector, Nagpur on Dt. 06.09.2010.

That, similarly, the said owner, **Shri Yogendra Ratan Kashyap**, in his turn sold out the said **Plot No. 9**, admeasuring NIT regularized area of 1032.90 Sq. Mtrs., to the Present Plot Owner by name, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, **Shri Pradip Dinkar Tatawar, Shri Gunwant Sudamrao Deopare, Sau. Sandhya Sanjay Gosavi, Shri Sunil Charandas Somkumar & Shri Yogendra Ratan Kashyap,** vide Sale Deed, duly registered in the office of Sub-Registrar, Nagpur-1 at Sr. No. 6512 on Dt. 06.12.2010.

That the above said Sale Deed Dt. 06.12.2010 was executed in pursuance of the Agreement of Sale Dt. 01.11.2009, executed in between the above parties pertaining to above Plot No. 9 admeasuring 1032.90 Sq. Mtrs., The said Sale Agreement for non-payment of stamp duty was impounded by the Collector of Stamps, Nagpur, in EVN Case No. 209/10-11 and later on, on making of the necessary stamp duty payment, the said Sale Agreement was released by the Stamp Collector, Nagpur on Dt. 13.07.2010.

That, after the purchase of the above plots, the name of the Present Plot Owner/Developer, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, has been duly mutated in City Survey & NMC records as the owner of the aforesaid plot property i.e. Plot No. 8 & 9. Corporation taxes in respect of the Plot property, are paid up to the year 2018.

That, the above said owner, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, with a view to carry a Multistoried Apartment Scheme on both the above plots, has applied for the amalgamation of both the plots bearing No. 8 and 9 with the NIT, Nagpur and in response thereto both the above plots are amalgamated by the NIT, Nagpur, vide its Letter bearing No. 285, Dt. 03.04.2018, as per the said Amalgamation Letter, the Amalgamated area of Plot No. 8 and 9, is 1662.90 Sq. Mtrs.

That, the said Plot Owner, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, after amalgamating both the aforesaid plot properties, was desirous of constructing a multi storied building on the said amalgamated plot property and accordingly has applied to the Nagpur Improvement Trust, Nagpur for grant of sanction to the building plan and the Nagpur Improvement Trust, Nagpur, vide its building permit Dt. 14.08.2019, bearing Permit No. AB-N-8/ Tracking No. 2018040638/ 1903, granted sanction to the Multistoried Building Construction to be carried on the said Amalgamated Plot Nos. 8 & 9. The necessary permission for carrying out the building construction on the above land has been duly obtained by the land owner/developer from the Fire Department of NMC, Nagpur vide its NOC Dt. 09.07.2019.

That, the said Present Plot Owner **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, in the capacity of GRANTOR has also submitted the said Apartment Scheme known and styled as **"PYRAMID NEST"** under the provision of Maharashtra Apartment ownership Act 1970 and a Deed of Declaration, Dt. 19.08.2019, is duly registered in the office of Sub-Registrar Nagpur-4 at Sr. No. 5734.

That, the said Present Plot Owner/Developer Firm, **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, is entitled to carry on and complete the construction of the afore stated Building known and styled as **"PYRAMID NEST"**, and the said building consisting of Ground Floor and Eight Upper Floors, Ground Floor consists of Parking for all the flats and Each of First, Second, Third, Fourth, Fifth, Sixth, Seventh and Eighth Floor consists of Six (6) independent and self-contained separate Apartments. Thus there are in all 48 (Forty Eight) Apartments being constructed on Plot No. 8 & 9, as per the sanction received from the local Building authorities and also further entitled to Sale the same to the intending purchasers and to obtain the agreed Sale consideration from intending Purchasers/Borrowers.

That, the said land owner **M/s Pyramid Arcades Pvt. Ltd.,** Through its Directors, had previously availed project loan from **Shikshak Sahakari Bank Ltd., Mahal Branch, Nagpur** by mortgaging the said Plot No. 9 with the said Mortgagee bank. The said loan is now repaid back by the said present owner company and accordingly Deed of Release of Property Dt. 28.08.2019, Regd. at Sr. No. 5977, in the Office of Sub Registrar, Nagpur-4, has been executed by the bank in favour of the said owner company and No Dues Certificate Dt. 28.08.2019, is also obtained from the said mortgagee bank. The charge entries of the said previous mortgagee bank shall be got removed from the City Survey Land Records.

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

That the Allotment Letter, Consent Letter and copy of the Agreements of Sale, Sale Deed etc. to be executed in favour of Borrowers/Intending Purchasers pertaining to the individual apartments duly signed by the said land owners/developers and the concerned Borrowers/ Intending Purchasers, shall be obtained on the bank records.

That, after coming in to force of the Real Estate Regulatory Authority (RERA) the said Act has been introduced in State of Govt. Of Maharashtra with effect from 01.05.2017 under Maharashtra Real Estate Regulatory Authority and under said ACT, above said project named and styled as **"PYRAMID NEST",** is required to be registered under the RERA Act and hence Copy of RERA Registration Certificated pertaining to the said Pyramid Nest project, shall be obtained.

That the links in the title history for the last 30 Yrs. of chain of title have been properly established and the title of the property in question is absolute, clear and marketable, free from any encumbrances 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 Land Record and be noted in SRO Records, to safeguard the interest of the bank in the mortgaged security more purposefully.

That in order to secure the bank interest more comprehensively, it is advised to obtain sworn affidavit from the present owners/borrowers in Bank format, at the time of creation of mortgage, regarding nil encumbrances, valid construction and clear title.

Date : 31.08.2019.
Place : NAGPUR.

Signature of the Advocate