

V. M. RAJKARNE

B.COM. LLB.

ADVOCATE

Mob. No. 9373103712

Off. Opp. Mayo Hospital,
Near Fish Market, Nagpur-18
Res. Balraj Apartment,
Dhantoli, Nagpur-12

TITLE INVESTIGATION REPORT (TIR)

1.	a) Name of the Branch/BU seeking opinion.	As per Owner Company Request
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	MASTER SEARCH "PYRAMID NEST"
	c) Name of the Borrower.	Individual Owners/Borrowers of the Apartment/s of Scheme
2.	a) Name of the unit/concern/company/person offering the property/ (ies) as security.	M/s Pyramid Arcades Pvt. Ltd., Through its Directors,
	b) Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	A Registered Company, Through its Directors,
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Owner Company/Developer
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 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

CHALLAN
MTR Form Number-6

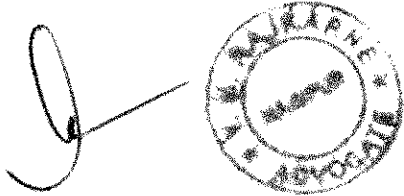


GRN	MH005891794201920E	BARCODE	31/08/2019-18:15:21		Form ID
Department		Inspector General Of Registration			
Search Fee		Payer Details			
Type of Payment		Other Items			
Office Name		NGP1_HQR SUB REGISTRAR NAGPUR 1			
Location		NAGPUR			
Year		2019-2020 From 01/01/1990 To 31/12/2019			
Account Head Details		Amount In Rs.			
0030072201 SEARCH FEE		750.00			
Road/Street		West Park Road			
Area/Locality		Dhantoli Nagpur			
Town/City/District					
PIN		4 4 0 0 1 2			
Remarks (If Any)		Mouza Mankapur Kh No 39/1 39/2 Plot No 8 and 9 Pyramid Nest Aptt Scheme C S No 2 Ward No 57 Nagpur			
Amount In		Seven Hundred Fifty Rupees Only			
Total		750.00			
Payment Details		STATE BANK OF INDIA			
Cheque-DD Details		FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN Ref. No. 00040572019083100812 IK0AFEFMM7			
Name of Bank		Bank Date RBI Date 31/08/2019-18:24:15 Not Verified with RBI			
Name of Branch		Bank-Branch STATE BANK OF INDIA			
Scroll No. , Date		Not Verified with Scroll			

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
खदर चटलन "टयप ऑफ पेमेन्ट" मारये नमुद कारणसाबीर लागु आहे. इतर कारणसाबीर किंवा नोंदणी न करायल्या दस्त्यासाठी लागु नाही.

Mobile No. : 9373103712



		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.
	(a) Survey No.	Kh. No. 39/1, 39/2, of Mouza – Mankapur, City Survey No. 2, Situated at Royal Town, Mankapur, Nagpur.
	(b) Door No. (in case of house property)	Apartment Scheme Known and Styled as “PYRAMID NEST” being constructed on Amalgamated Plot No. 8 & 9, covering NIT regularized area of 1662.90 Sq. Mtrs.
	(c) Extent/ area including plinth/ built up area in case of house property	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. 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.
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	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.
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/Certified/Photocopy/True Copy
1.	Sale Deed Dt. 06.12.2010, Regd. at Sr. No. 6514, in respect of Plot No. 8.	Shri Ratan Charandasji Kashyap to M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Original
2.	Impounded Agreement Dt. 01.11.2009, in respect of Plot No. 8.	Shri Ratan Charandasji Kashyap to M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Original
3.	Sale Deed Dt. 06.12.2010, Regd. at Sr. No. 6512, in respect of Plot No. 9.	Shri Yogendra Ratan Kashyap to M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Original
4.	Impounded Agreement Dt. 01.11.2009, in respect of Plot No. 9.	Shri Yogendra Ratan Kashyap to M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Original
5.	Sale Deed Dt. 05.04.2005, Regd. at Sr. No. 1159, in respect of Plot No. 8.	Shramik Co-op. Housing Society Ltd., Nagpur to Shri Ratan Charandasji Kashyap	Original
6.	Impounded Agreement Dt. 22.12.1994, in respect of Plot No. 8.	Shramik Co-op. Housing Society Ltd., Nagpur to Shri Ratan Charandasji Kashyap	Original
7.	Sale Deed Dt. 03.01.2004, Regd. at Sr. No. 36, in respect of Plot No. 9 (East Part).	Shramik Co-op. Housing Society Ltd., Nagpur to Shri Yogendra Ratan Kashyap	Original
8.	Sale Deed Dt. 30.01.2004, Regd. at Sr. No. 330, in respect of Plot No. 9 (West Part).	Shramik Co-op. Housing Society Ltd., Nagpur to Shri Yogendra Ratan Kashyap	Original
9.	Impounded Agreement Dt. 02.08.1994, in respect of Plot No. 9.	Shramik Co-op. Housing Society Ltd., Nagpur to Shri Yogendra Ratan Kashyap	Original
10.	City Survey Property Card Dt. 09.08.2019, in respect of Plot No. 8 & 9, bearing City Survey No. 2.	M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Original
11.	NMC Tax Payment Receipt Dt. 12.10.2017, for Plot No. 8 for the year 2011-18, bearing Corp. House No. 3431/8.	M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Online Generated Copy
12.	NMC Tax Payment Receipt Dt. 15.03.2018, for Plot No. 9 for the year 2018-18, bearing Corp. House No. 3431/9.	M/s Pyramid Arcades Pvt. Ltd. , Through its Director	Online Generated Copy
13.	NIT Plot Release Letter Dt. 14.07.2006, bearing Permit No. BE(NE)/10751/551/10747, in respect of Plot No. 8.	Shri Ratan Charandasji Kashyap	Original

14.	NIT Sanctioned Layout Map, Dt. 14.07.2006, in respect of Kh. No. 39/1, 39/2, wherein the said Plot No. 8 is situated.	Shri Ratan Charandasji Kashyap	Original
15.	NIT Plot Release Letter Dt. 24.07.2006, bearing Permit No. BE(NE)/10976/551/10972, in respect of Plot No. 9.	Shri Yogendra Ratan Kashyap	Original
16.	NIT Sanctioned Layout Map, Dt. 24.07.2006, in respect of Kh. No. 39/1, 39/2, wherein the said Plot No. 8 is situated.	Shri Yogendra Ratan Kashyap	Original
17.	NIT Plot Amalgamated Letter Dt. 03.04.2018, in respect of Amalgamation of Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
18.	NIT Plot Amalgamated Map Dt. 03.04.2018, for Amalgamation of Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
19.	NIT Sanctioned Building Permit Dt. 14.08.2019, bearing Permit No. BE(North)/Case No. AB-N-8/ Tracking No. 2018040638/ 1903, in respect of construction on Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
20.	NIT sanctioned Bldg. Map Dt. 14.08.2019, bearing Permit No. BE(North)/Case No. AB-N-8/ Tracking No. 2018040638/ 1903, in respect of construction on Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
21.	Deed of Declaration Dt. 19.08.2019, Regd. at Sr. No. 5734, in respect of scheme on Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
22.	NMC recommendation regarding Fire safety measures vide Letter No. FES/74/CFO, Dt. 09.07.2019, in respect of construction on Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original
23.	Deed of Release Dt. 28.08.2019, Regd. at Sr. No. 5977, in respect of release of Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director to Shikshak Sahakari Bank Ltd., Nagpur	Original
24.	No Dues Certificate issued by Shikshak Sahakari Bank Ltd., Nagpur, Dt. 28.08.2019, in respect of Plot No. 8 & 9.	M/s Pyramid Arcades Pvt. Ltd., Through its Director	Original