

Ajay Solanki

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Ref.: 3/SBI/2018.

Annexure- 'C'

CERTIFICATE OF TITLE

I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Equitable Mortgage (*please specify the kind of 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 Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

02. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.

03. I confirm having made a search in the records of the relevant Sub-Registrar(s) Office(s). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage on production of the original title deeds. 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.

04. Following scrutiny of records of the relevant Sub-Registrar(s) Office(s) and encumbrance certificate (EC) I hereby certify the genuineness on the basis of the certified copies of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries

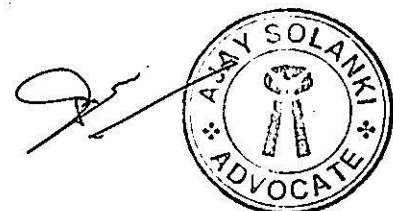
05. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1988 to 21st December, 2018 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.

06. In case of 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 (Delete, whichever is inapplicable).

07. Minor/(s) and his/ their interest in the property/(ies) is to the extent of _____ (Specify the share of the Minor with Name). (Strike out if not applicable) (Not Applicable).

08. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower/s, M/s. Setu Developers.

09. I certify that, M/s. Setu Developers has an absolute, clear and Marketable title over the Schedule property/ (ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.



10. In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:

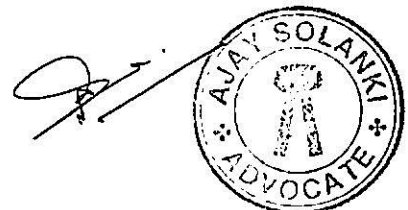
[Documents for Creating Registered / Simple Mortgage]

01. Original registered Partnership Deed Regd. No.8881 dated 15/07/2014 with Original Registry Receipt and Original Index-II.
 02. Certified copies of registered Sale Deeds (Regd. No.285 dated 11/02/2013 and Regd. No.247 dated 08/02/2013).
 03. Original Entry of Village Form No. VI (No.10044 dated 16/07/2014).
 04. Certified copy of registered Rectification Deed (Regd. No.900 dated 18/04/2013).
 05. Photo copies of order of N. A. Permission No. EST/ N.A./ U.N.A./ URGENT/ SE-65/ SR- 139/ 2013 dated 04/06/2013 and No. EST/ N.A./ U.N.A./ URGENT/ SE-65/ SR- 138/ 2013 dated 23/08/2013.
 06. Photo copy of Commencement Letter/s issued by AMC bearing Rajachitthi Nos.
 - i) 8724/ 220617/ A8703/ R0/ M1 dated 30/06/2017 (Block- A1+B1),
 - ii) 8725/ 220617/ A8706/ R0/ M1 dated 30/06/2017 (Block- C1+D1),
 - iii) 8726/ 220617/ A8707/ R0/ M1 dated 30/06/2017 (Block- E1+F1),
 - iv) 8727/ 220617/ A8708/ R0/ M1 dated 30/06/2017 (Block- G1+H1),
 - v) 8728/ 220617/ A8709/ R0/ M1 dated 30/06/2017 (Block- I1+J1),
 - vi) 8730/ 220617/ A8710/ R0/ M1 dated 30/06/2017 (Block- K1+L1),
 - vii) 8731/ 220617/ A8711/ R0/ M1 dated 30/06/2017 (Block- M1),
 - viii) 8732/ 220617/ A8712/ R0/ M1 dated 30/06/2017 (Soc. Offi.) and
 - ix) 8733/ 220617/ A8713/ R0/ M1 dated 30/06/2017 (Soc. Offi.).
 07. Photo copy/ies of approved plan/s.
 08. Photo copy of RERA Acknowledgement.
 09. Photo copy of Form-F.
 10. Original latest Village Form No. VII and XII.
 11. Photo copies of Village Form No. VI for last 30 years.
 12. Photo copy of NOC issued by Airports Authority of India.
11. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.
12. It is certified that the property is SARFAESI compliant (after creation of Mortgage).

SCHEDULE OF THE PROPERTY/(IES)

ALL THE PIECE AND PARCEL OF immovable property being non agricultural land being Final Plot No.1 paiki admeasuring about 13440.50 Sq. mtrs. of Town Planning Scheme No.1, Revenue Block/Survey No.127/3 situated, lying and being at Mouje: Nikol, Taluka: Asarwa, District of Ahmedabad and Sub-District of Ahmedabad-12 (Nikol) which is bounded as under:-

East : Revenue Survey No.126
 West : Final Plot No.2/3
 North : E.W.S. Quarters



South : 100 feet Road



Date : 31/12/2018
Place : Ahmedabad.



Ajay Solanki
Advocate