

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 Registered/Equitable/English Mortgage and that they 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 Register Equitable mortgage and I further certify that Equitable Mortgage by deposit of the original title deeds etc;

1. I have examined the documents in details, taking in to account all the guidelines in the check list vide Annexure C and the other relevant factors.
 1. a. I confirm having made a search in the Land Revenue records. I do not find anything adverse which would prevent the title holders from creating a valid mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent making search.
 1. b. Following security of Land Records/ Revenue Records and relative title deeds, I hereby certify the genuineness of the title deeds. Suspicious/ Doubt, if any has been clarified by making necessary enquiries.
 2. a. There are no prior Mortgage/Charges of encumbrance whatsoever, as could be seen from the encumbrance certificate for the period from 1982 to 2012 pertaining to the Immovable property(ies) covered by the above said title deeds. The property is free from all encumbrances.
 - b. In cases 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)
Not Applicable
 3. 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
 4. The mortgage if created, will be available to the Bank for the liability of the M/s Soham Developers , Partnership firm
 5. I certify that M/s Soham Developers, Partnership firm has have an absolute, clear and marketable title over the schedule property(ies); I further certify that the above title deeds are genuine and valid mortgage can be created and the said mortgage would be enforceable.

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

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

DOCUMENTS REQUIRED FROM OWNER DEVELOPER BORROWER:-

Schedule -i

No.	Date of Document	Nature of Document	Whether Original Certificate or true copy/Photocopy
1.	23-8-11	Certificate issued by Mamlatdar for Non Availability of entry No 1456	Photocopy
2.	5-5-31	Record of right, village form No 6, entry No 1818.	Photocopy
3.	26-5-37	Record of right, village form No 6, entry No. 1265	Photocopy
4.	10-12-52	Record of right, village form No 6, entry No. 3515.	Photocopy
5.	23-7-53	Record of right, village form No 6, entry No. 3843.	Photocopy
6.	3-2-53	Record of right, village form No 6, entry No. 3559	Photocopy
7.	28-8-54	Record of right, village form No 6, entry No. 4179	Photocopy
8.	1-7-61	Record of right, village form No 6, entry No. 5968	Photocopy
9.	5-7-61	Record of right, village form No 6, entry No. 6066	Photocopy
10.	30-12-68	Record of right, village form No 6, entry No. 6204	Photocopy
11.	26-2-68	Record of right, village form No 6, entry No. 69.	Photocopy
12.	5-10-75	Record of right, village form No 6, entry No. 7925	Photocopy

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13	3-6-80	Record of right, village form No. 6, entry No. 8697.	Photocopy
14	28-11-06	Record of right, village form No. 6, entry No. 15409 (CANCE - LLED).	Photocopy
15	28-11-06	Record of right, village form No. 6, entry No. 15411 (CANCE - LLED).	Photocopy
16	2-1-07	Record of right, village form No. 6, entry No. 15443.	Photocopy
17	2-1-07	Record of right, village form No. 6, entry No. 15444.	Photocopy
18	30-1-10	Registered Sale Deed No. 797 executed in favour of Triveniben Monanbhai Patel (Dudhat), Ramjibhai Laljibhai Patel and Bhikhabhai Raghavbhai patel (Monpara) by Chanduben Ghabhursingh, Kiransingh Gabbursingh, Pravinsingh Ghabhursingh, Anandiben Ghabhursingh and Tejalben Ghabhursingh through their power of Attorney holder Babubhai Raghavbhai Patel (Monpara) .	ORIGINAL.
19	3-2-2010	Registered Amendment Sale Deed No. 1067 for amendment of Description of property in sale Deed No. 797 executed in favour of Triveniben Monanbhai Patel (Dudhat), Ramjibhai Laljibhai Patel and Bhikhabhai Raghavbhai patel (Monpara) by Chanduben Ghabhursingh, Kiransingh Gabbursingh, Pravinsingh Ghabhursingh, Anandiben Ghabhursingh and Tejalben Ghabhursingh through their power of Attorney holder Babubhai Raghavbhai Patel (Monpara) .	ORIGINAL.
20	9-4-10	Registered Confirmation Deed No. 3555 executed by Takhuben	ORIGINAL.

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		widow of Ramsingh Pratapsingh Vihola, Anandiben widow of Bharatsingh Ramsingh Vihola, Chehusingh Pratapsingh Vihola, Shardaben Chenusingh Vihola, Jashvantsingh Paratapsingh Vihola, Vajyaben Jashvantsingh Vihola, Rajusingh Pratapsingh Vihola, Prabharsingh Rajusingh Vihola, Bhupendra Rajusingh Vihola, Vijaysingh Rajinghi Vihola, Dashrathsingh Pratapsingh Vihola, Berayben Dashrathsingh Vihola, Bhavansingh Dashrathsingh Vihola, Vinodhsingh Dashrathsingh Vihola in favour of Triveniben Mohanbhai Patei (Dudhar), Ramjibhai Lalabhai Patel and Bhikhabhai Raghavbhai patel Monera.	
21	25-2-10	Record of right, village form No. 6, entry No. 17291	Photocopy
22	19-2-10	Record of right, village form No. 6, entry No. 17292	Photocopy
23	3-8-10	Permission of the Deputy collector by permission No. NA/JA/SU/SK No. 372/10-A.N. 335892/10 for converting the said land into Non-Agricultural land for Residential 6747 Sq.mts and Commercial 900 Sq.mts.	Photocopy
24	4-9-10	Record of right, village form No. 6, entry No. 17573	Photocopy
25	9-6-10	Record of right, village form No. 6, entry No. 17566	Photocopy
26	9-9-10	Record of right, village form No. 6, entry No. 17695.	Photocopy
27	22-2-11	Record of right, village form No. 6, entry No. 18073	Photocopy
28	15-3-11	Registered Deed of Partnership of Saham Developers having	ORIGINAL

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		Registration No 3294 executed by Triveniben Mohanbhai Patel (Dudhat), Ramjibhai Laljibhai Patel and Bhikhabhai Raghavbhai patel (Monpara) /	
29	22-3-11	Record of right, village form No. 6, entry No. 18153	Photocopy
30	1-8-11	Permission for Construction given by Ahmedabad Municipal Corporation by Rajachitthi No 22777/150611/B1287/R0/M1, 22776/150611/B1286/R0/M1, 22775/150611/B1284/R0/M1, 22774/150611/B1283/R0/M1, 22773/150611/B1282/R0/M1, 22772/150611/B1280/R0/M1, 22770/150611/B1278/R0/M1, 22771/150611/B1279/R0/M1 for Block No. L, K, J, H-I, F+G, D-E, C, A+B respectively	Photocopy
31	1-8-11	Approved Construction Plan and Approved Lay out Plan by the Ahmedabad Municipa Corporation for Block No. L, K, J, H+I, F+G, D+E, C, A+B	Photocopy
32	12-8-11	Record of Right, village form No 7/12	True Copy
33	26-9-11	Amended Registered Deed of Partnership having No 10440 by Triveniben Mohanbhai Patel (Dudhat), Ramjibhai Laljibhai Patel and Bhikhabhai Raghavbhai patel (Monpara)	ORIGINAL
34	20-3-2012	Amended partnership deed of Soham developers of between Triveniben Mohanbhai Patel (Dudhat), Ramjibhai Laljibhai Patel and Bhikhabhai Raghavbhai patel (Monpara) AND Dinesh Bhikabhai Monpara, Ashish Babubhai Monpara, Vasudevobhai Premjibhai Patel for bringing	ORIGINAL

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		Dinesh Bhikabhai Monpara, Ashish Babubhai Monpara, Vasudevabhai Premjibhai Patel as partners in Soham Developers partnership firm	
35	6-5-2012	Advertisement given in Local Newspaper Sandesh for inviting objections	ORIGINAL
36	24-5-2012	Affidavit cum Declaration given by partners of Soham Developers	ORIGINAL

**ADDITIONAL DOCUMENTS REQUIRED FROM INDIVIDUAL
BORROWER FOR CREATION OF ENFORCEABLE AND VALID
MORTGAGE IN FAVOUR OF BANK IN CASE OF MASTER
PROJECT-TIE UP.**

No	Date of Document	Nature of Document	Whether Original/Certified True copy/Photostat
1.		Agreement to Sale Entered into between M/s Soham Developers, Partnership firm and individual Purchaser/Borrower	ORIGINAL
2.		Registered Sale Deed executed by M/s Soham Developers , Partnership Firm in favour of Individual Purchaser/ Borrower and Receipt of Registration of Sale Deed	ORIGINAL
3.		No Objection Certificate in Format of SBI Annexure-B issued by M/s Soham Developers , Partnership Firm	ORIGINAL
4.		Receipt of Payments made to M/s Soham Developers , Partnership Firm by Individual purchaser/ Borrower	ORIGINAL
5.		Completion Certificate/ Building USE Permission	Certified True Copy

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6.	Possession Letter/ Certificate	ORIGINAL
7.	All Relevant entries with mutation of Charge of Bank in city Survey /Revenue Record after creation of Registered Mortgage	Certified True Copy
8.	Registered Mortgage Deed with usual & Relevant Supporting Documents	ORIGINAL
9.	No Objection Certificate issued by State Bank of India, Corporate Road Branch	ORIGINAL

Schedule-2

Description of Property :-

The land of District and Sub-district Ahmedabad, Taluka :- City, Moje:- Naroda, being Survey No 817/1 admeasuring 7647 Sq.mts old Condition non-agricultural land of which 6747 Sq.mts residential and 900 Sq.mts commercial on which Scheme known as Abhilasha Skys is situated belonging to M/s Soham Developers a Partnership Firm.

FOUR BOUNDRIES

EAST :- Adjoining Number Society

WEST :- Road

NORTH:- Road

SOUTH:- After Bounding cote adjoining survey Number Society.

The Following Original Sub-Registry Receipt for the search are enclosed:-

*Receipt No 2012002009783 dated 14-5-12 and Receipt No 2012006008597 dated 11-5-12.

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Date: 31-5-2012
Place: Ahmedabad

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Sunil Dave (Advocate)