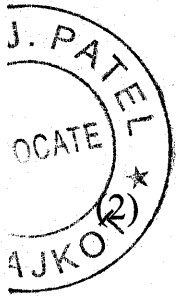


Annexure - C

CERTIFICATE OF TITLE :

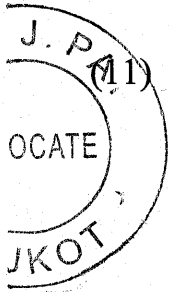


- (1) I have examined the Original Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage (*please specify the kind of mortgage) and that the documents of title referred to in the Opinion are valid evidence 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:

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.
- (3) I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices,/Sub-Registrar (s), Office (s), Revenue Records, Municipal / Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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 in making search.
- (4) Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and search / encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
- (5) There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the search / Encumbrance Certificate (EC) for the period from **1988 to 2018** pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
- (6) 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). N.A.
- (7) Minor/(s) and his/ their interest in the property/(ies) is to the extent of (Specify the share of the Minor with Name). **Not Applicable.**
- (8) The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower(s), **Proposed purchaser(s).**
- (9) I certify that **Shri Labhuben Mangabhai Gajera Etc.** has / have 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 :

- (A) By depositing the documents at **Para-4(a) of Annexure-B** - a valid mortgage can be created.
- (B) As per the applicability of Notification **dated 21-07-2008**, the Memorandum of the Mortgage by depositing the title-deeds or extension of further charge as the case may be is required to be registered with the sub-Registrar, Rajkot



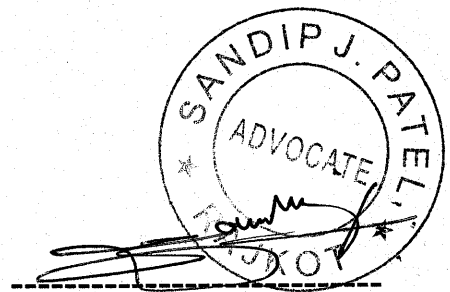
(11) There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

SCHEDULE OF THE PROPERTY (IES)

A Property Situated at **Rajkot**, within the limit of RMC, R. S. No. **98/p/3** paiki, T.P. Scheme No. 13 (Rajkot), F.P. No. 16/3 with total land adms. sq. mtr. 6246-00 paiki area popularly known as "**Nityam Villa**" with Resi. N.A. Sublot No. **23 to 43/3 to 17 with land adms. sq. mtr. 1108-05 & Subplot No. 44 to 64/2 to 16 with land adms. sq. mtr. 1108-05** with total land adms. sq. mtr. **2216-10** paiki Subplot No. _____ with land adms. sq. mtr. _____ building thereon.

City Survey Ward No. 13/2, City Survey No. 3092/6 paiki

SANDIP J. PATEL
(Advocate)
102, Shanteshwar Arcade
Mavdi Chowkdi, Rajkot-4
Enr. No. 6/2013/2003



Date : 18-12-2018.

Place : Rajkot.

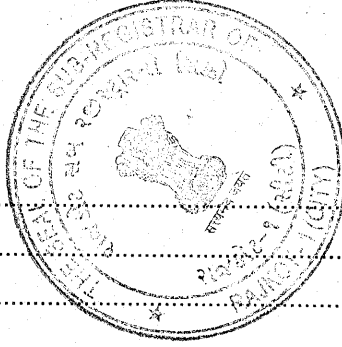
[Sandipkumar J. Patel]
Advocate

પહોંચ નંબર: ૨૦૧૮૦૨૨૦૩૪૭૦૯ અરજી નંબર: ૨૪૬૪૧ અરજી વર્ષ: ૨૦૧૮

તા: ૧૨ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ એસ.જે.પટેલ(એડ)શોધ

નીચે પ્રમાણે ફી પહોંચી



રૂ. પૈસા

રજીસ્ટ્રેશન ફી.....

નકલ કરવા ની ફી સાઈડ / ફોલીયો.....

શેરોની નકલ કરવા માટે ફી.....

ટપાલ ખર્ચ.....

નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭).....

શોધ અગર તપાસણી..... Year : ૧૯૮૭ ૧૯૯૮ ૭૦

દંડ કલમ-૨૫.....

કલમ-૩૪ (કલમ-૫૭).....

નકલ ફી ફોલીયો.....

ઈન્ડેક્સ-૨ ફી.....

આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૭૦

અંકે રૂપિયા સીતેર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને

નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશે.

(એમ.જે.રાજયગુરુ)

સબ રજીસ્ટ્રાર

રાજકોટ - 1

મેલકતનું વર્ણન રે સ નં.98 પેકી 3 સબપ્લોટ નં.23 થી 43/3 થી 17 સબપ્લોટ
નં.44 થી 64/2 થી 16
Search in : CITY SURVEY WARD No. 13/CITY SURVEY WARD No. 13

પહોંચ નંબર: ૨૦૧૮૦૨૩૦૩૮૧૪૫ અરજી નંબર: ૨૨૪૮૬ અરજી વર્ષ: ૨૦૧૮

તા: ૧૨ માહે: ડિસેમ્બર સને: ૨૦૧૮

રજુ કરનારનું નામ સંદિપ જ પટેલ (એડ) શોધ

નીચે પ્રમાણે ફી પહોંચી

રજીસ્ટ્રેશન ફી..... રૂ. પૈસા
નકલ કરવા ની ફી સાઈડ / કોલીયો..... ૦
શેરોની નકલ કરવા માટે ફી.....
ટપાલ ખર્ચ.....
નકલો અથવા યાદીઓ (કલમ ૬૪ થી ૬૭)..... ૦
શોધ અગર તપાસણી..... Year: ૧૯૯૮ ૨૦૧૮ ૧૧૫
દંડ કલમ-૨૫.....
કલમ-૩૪ (કલમ-૫૭).....
નકલ ફી કોલીયો..... ૦
ઈન્ડેક્સ-૨ ફી.....
આ સિવાયની બાબતોની ફી

કુલ એકંદરે રૂ.

૧૧૫

અંકે રૂપીયા એકસો પંદર પુરા.

દસ્તાવેજ

ના દિવસે તૈયાર થશે અને નકલ

તે રજીસ્ટર ટપાલથી મોકલવામાં

કચેરીમાં આપવામાં

આવશે.

દસ્તાવેજ રજીસ્ટર ટપાલથી નીચેના સરનામે મોકલશો.

(A. N. Dasani)

સબ રજીસ્ટ્રાર

રાજકોટ - 2