



Ref. No.....

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Date :.....

Annexure -C

CERTIFICATE OF TITLE

I have examined the original title deeds intended to be deposited relating to the schedule property and offered as security by way of equitable 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 equitable mortgage is created, it will satisfy the requirements of creation of equitable mortgage and I further certify that -

2. I have examined the documents in detail, taking into account all the Guidelines in the checklist 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 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 encumbrance Certificate for the period 1988 to 2017 pertaining to the Immovable Property 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). Not applicable.
7. 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.



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8. The Mortgage if created will be available to the Bank for the liability of the intending Borrower, **Urja Infrastructure, through its Prop. Shri Jeevan Krishnarao Zanzat.**
9. I certify that **Urja Infrastructure, through its Prop. Shri Jeevan Krishnarao Zanzat** has an absolute clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid equitable 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) Original registered sale deed dated 21/8/2015.
 - B) Original registered sale deed dated 8/3/2017.
 - C) Original registered sale deed of TDR dated 21/4/2017.
 - D) Approved building plan.
 - E) Original registered Deed of Declaration dated 7/11/2017.
 - F) Recent Gaon Namuna 6 & 2.
11. There are no legal impediments for creation of the equitable mortgage under any applicable Law/Rules in force.

Description of Property

1) "Layout converted **plot No.33**, admeasuring **5086 sq.ft. (472.50 sq.mtrs.)** from field survey No.15 of Mouje Akoli, Pragane Badnera, Tq. & Distt. Amravati, converted as per Rev. Case No. NAP-34/Akoli-24/1997-98 dated 20/4/1998 situated within the limits of Amravati Municipal Corporation, which is bounded as under:-

Towards East: Plot No.32;
Towards West: Plot No.34;
Towards North: Plot No.15-A,B;
Towards South: Road."

2) "**T.D.R. rights**, admeasuring **3821.22 sq.ft. (355 sq.mtrs.)** out of TDR certificate issued by the Amravati Municipal Corporation vide Folio No. AMC/ADTP/TDR/77/2016 dated 28/10/2016, certificate no.77 total area of 1980 sq.mtrs. of Amravati from F.S.No.218 of Mouje Rahatgaon, Pragane Nandgaon Peth, Tq. & Distt. Amravati."

Thanking you,

Signature of the Advocate,

Date: 1/12/2017