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** 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 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 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 from 1982 to 2013 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).

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

8. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, Shri/Smt/M/s. **Individual Owners / Borrowers.**

9. I certify that Shri/Smt/M/s. **Individual Owners / Borrowers** 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.

Sl. No.	Particulars of the documents to be obtained	Name of parties	Original/Certified/Photocopy/True Copy
1.	Agreement of Sale in respect of the Apartments/ Bungalows/ Duplexes/ Row Houses etc. situated in " **THE EMPYREAN** " scheme shall be obtained on the Bank's Record.	Intending Purchaser/Borrower	Original
2.	Sale Deed in respect of the Apartments/ Bungalows/ Duplexes/ Row Houses etc. situated in " **THE EMPYREAN** " scheme shall be obtained on the Bank's Record	Intending Purchaser/Borrower	Original
3.	Tripartite Agreement in Bank Approved format between the land owner/ Developer, borrower & bank shall be got executed.	Intending Purchaser/Borrower	Original
4.	Fresh NIL ROC Charge Certificate in respect of the land Scheme owned by the Developer.	Intending Purchaser/Borrower	Xerox
5.	Mortgagor/Owner Affidavit in the Bank format regarding clear Title and NIL encumbrances shall also be obtained from the Borrower.	Intending Purchaser/Borrower	Original

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

SCHEDULE OF THE PROPERTY (IES)

All that Apartments/ Bungalows/ Duplexes/ Row Houses etc. situated in " **THE EMPYREAN** " **scheme** consist of :

Phase I (Styled as Grande)

1) Plot No. R-1.1 :- Future proposed Grande High rise building,

2) Plot No. R-1.2 :- Amity Mid rise Apartment, 5 building Numbered as A,B,C,D, & E, Comprising of Two BHK & Three BHK Apartments.

3) Plot No. R-1.3 (Central Portion) :- Tranquility twin Houses (Row houses with basement parking in total 44 Numbers

4) Plot No. R-1.3 (Eastern portion) :- Serinity Row houses in total 33 Numbers

5) Plot No. R-1.4 :- Future proposed Highrise apartments building.

6) Plot No. R-1.5 :- Future proposed 1BHK Studio apartment Scheme

7) Plot No. R-1.6 :- Eternity Villa independent bungalow scheme in Total 16 Numbers

Phase II (Styled as Vista)

1) Plot No. R-2.1 :- Irish Row House in Total 59 Numbers Starting from 1 to 59

2) Plot No. R-2.2 :- Irish Row House in Total 76 Numbers Starting from 60 to 135

3) Plot No. R-2.3 :- Irish Row House in Total 56 Numbers Starting from 136 to 191

4) Plot No. R-2.4-A :- Eastern Portion Carnation Midrise 1BHK Flats (Type D)

5) Plot No. R-2.4-B :- Western Portion Carnation Midrise 2BHK Flats (Type C)

6) Plot No. R-2.5 :- Irish Row House in Total 42 Numbers Starting from 192 to 233

7) Plot No. R-2.6 :- Block A Carnation Midrise 3BHK Flats, 4 buildings Numbered as 1, 2, 8 & 9 in Total 64 Flats

8) Plot No. R-2.6 :- Block B Carnation Midrise 2BHK Flats, 6 buildings Numbered as 4, 5, 6, 10, 11, & 12 in Total 96 Flats

9) Plot No. R-2.6 :- Block C Carnation Midrise 2 & 3 BHK Flats, 3 buildings Numbered as 3, 7 & 14 in Total 48 Flats

10) Plot No. R-2.7 :- Daffodil High, Mixed Apartments, 7 storied buildings, 6 buildings Numbered as 15,16,17,18,19 & 20 in Total 252 Flats.

And all other individual units as may be situated in the Schemes to be sanctioned herein after by the competent authorities

All to be situated in the special Township scheme Known as styled as "THE EMPYREAN" Scheme which is being developed and constructed by **M/s. Fire Arcor Infrastructure Pvt. Ltd.,** on Non Agricultural and Town Planning sanctioned Land area of 59.21 HR i.e. 5,92,100 Sq. Mtr. out of the Field Survey Nos. 116, 117, 119, 120/2, 123/2, 129, 131/1-A, 131/2, 132/1, 133, 134, 136, 138/1 to 138/3, 139/1, to 139/3, 140, 141/2, 143/1, to 143/3, 143/5, 151/2, 154/1, 162, 163, & 176 of Mouza – Kotewada, Grampanchayat Kotewada, P. H. No. 72, Tah. Hingna District Nagpur

Joint Boundaries of all the above Fields Properties:

East : Fields then Nalla,
West : Fields then Vena River
North : Fields then Ring Road
South : Fields then Vena River

Place : Nagpur
Date : 12.08.2013

V. M. RAJKARNE NAGPUR ADVOCATE

Signature of the Advocate

Sheet showing flow of title of the intended mortgager and his/ its predecessors in interest from the Mother Deed to the Latest Title Deed.

1 The Owner/Developer **M/s. Fire Arcor Infrastructure Pvt. Ltd.** acquired right, title and interest in land measuring approximately 612500 Sq. Mtrs. bearing Khasra Nos. 116, 117, 119, 120/2, 123/2, 129, 131/1-A, 131/2, 132/1, 133, 134, 136, 138/1 to 138/3, 139/1, to 139/3, 140, 141/2, 143/1, to 143/3, 143/5, 151/2, 154/1, 162, 163, & 176 situated at Mouza – Kotewada, Tahsil – Hingna, District – Nagpur and is the absolute Owner and in possession of the same by virtue of duly executed and registered Sale Deeds in its favour. The above Owner/Developer Company acquired the Title of aforesaid property in the following manner :

Sr. No.	Survey No.	Area In HECT	RENTAL (Rs,)	Sale Deed Regn. No.	Date Of Regn.	Name Of Sellers
1	116	5.74	23.34	1828	14.03.2008	Shri Narayan Haribhau Muley
2	117	0.87	3.33	134	04.01.2008	M/s Jagdamba Realtors Pvt. Ltd.
3	119	0.13	3.33	1866	15.03.2008	(i) Shri Dharmendra Bhagwan Hulke (ii) Shri Chandrashekhar Bhagwan Hulke
4	120/2	12.40	97.00	4463	25.07.2007	Shri Ranjeet Dinkarrao Naik
5	123/2	0.81	4.75	858	05.02.2008	Shri Atul Manoharrao Yamsanwar
6	129	0.81	4.34	128	04.01.2008	(i) Shri Tatya Tukaram Dahake (ii) Shri Vishun Tukaram Dahake (iii) Shri Arun Tukaram Dahake (iv) Shri Baba Tukaram Dahake (v) Smt. Suman manik Wandhile (vi) Smt. Indu Deorao Raghatate (vii) Smt. Vanita Wasudeo Itankar
7	131/1-A	0.66	7.75	6381	23.10.2008	(i) Shri Abdul Kalam Abdul Rahim (ii) Shri Mohd. Shameel Abdul Kalam (iii) Shri Mohd. Jameel Abdul Kalam
8	131/2	2.72	18	135	04.01.2008	(i) Shri Haribhau Daduji Mahajan (ii) Shri Bhaiyaji Daduji Mahajan
9	132/1	1.81	7.00	1867	15.03.2008	(i) Dr. Nandkishore Govardhandas Rathi (ii) Dr. Murli Manohar Naidu (iii) Dr. Sushil Shrivallabh (iv) Shri Deepak Laxinarayan Daliya (v) Shri Umesh Surajmal Chandak
10	133	2.58	8.51	128	04.01.2008	(i) Shri Tatya Tukaram Dahake (ii) Shri Vishun Tukaram Dahake (iii) Shri Arun Tukaram Dahake (iv) Shri BabaTukaram Dahake (v) Smt. Suman ManikDahake
11	134	3.48	11.49	134	04.01.2008	M/s Jagdamba Realtors Pvt. Ltd.
12	136	0.55	1.00	129	04.01.2008	Mrs. Veena Rajesh Sarda
13	138/1	1.42	6.44	129	04.01.2008	Mrs. Veena Rajesh Sarda

14	138/2	1.21	4.82	129	04.01.2008	Mrs. Veena Rajesh Sarda
15	138/3	1.21	4.82	129	04.01.2008	Mrs. Veena Rajesh Sarda
16	139/1	1.72	7.18	134	04.01.2008	M/s Jagdamba Realtors Pvt. Ltd.
17	139/2	0.81	3.00	131	04.01.2008	Shri Ramswarup Shankarlal Sarda
18	139/3	0.81	3.00	131	04.01.2008	Shri Ramswarup Shankarlal Sarda
19	140	3.64	17.50	130	04.01.2008	Shri Sanjay Laxman Kondawar
20	141/2	1.37	6.00	132	04.01.2008	(i) Shri Namdeo Laxman Ashtankar (ii) Shri Dhanraj Laxman Ashtankar
21	143/1	4.74	21.31	140	04.01.2008	Shri Bhaurao Atmaram Deotale
22	143/2	0.86	5.08	133	04.01.2008	Shri Waman Pandhari Nimje
23	143/3	2.02	8.00	24	04.01.2008	(i) Shri Giridhar Tanbaji Urkude (ii) Shri Prakash Tanbaji Urkude (iii) Smt. Chaya Shrikrishnaji Zile
24	143/5	0.86	5.08	137	04.01.2008	(i) Smt. Chayabai Bhaiyaji Nimje (ii) Shri Ravindra Bhaiyaji Nimje (iii) Shri Dojraj Bhaiyaji Nimje (iv) Shri Nilesh Bhaiyaji Nimje
25	151/2	0.85	1.88	859	05.02.2008	Shri Praveen Ratanlalji Jain
26	154/1	0.94	2.11	2129	04.01.2008	Shri Rajiv Uddhavrao Goliwar
27	162	1.73	6.30	138	04.01.2008	(i) Shri Dhananjay Murlidhar Ashtankar (ii) Shri Yogeshwar Murlidhar Ashtankar (iii) Shri Vishal Murlidhar Ashtankar (iv) Smt. Chandrakala Murlidhar Ashtankar
28	163	1.86	6.87	23	04.01.2008	(i) Shri Jeevan Narayan Ashtankar (ii) Shri Suresh Narayan Ashtankar
29	176	1.98	6.27	23	04.01.2008	(i) Shri Chandrabhan Mahadeo Bavane (ii) Shri Sukhdeo Mahadeo Bavane (iii) Shri Sudhakar Mahadeo Bavane (iv) Shri Pradeep Mahadeo Bavane (v) Smt. Manda Ganpat Makude (vi) Smt. Mala Ramesh Bavane (vii) Shri Dinesh Ramesh Bavane (viii) Shri Nikesh Ramesh Bavane (ix) Shri Durgesh Ramesh Bavane