D. K. KATKADE , Advocate , Notary.
R/o Wani , Tq. Wani , Dist-Yavatmal .
President Bar Association Wani.

Mobile No. 98222 03268

Annexure -C

To ,
The Branch Manager ,
State Bank of India .
Branch at-Chikhalgaon .

CERTIFICATE OF TITLE

1. I Have examined the Original / certified Title Deeds , ferfar , Akahive Pattrika , tax receipt and N.A.Oder and **sale deed** of intended to be deposited relating to the schedule property (ies) **Nazul Sheet no. 25 , Plot no. 2/1-B/45 , Property no. 193 , Area 3200 sq. ft. (297.39 sq.mt.) and Standing construction thereon of Wani ,Tq-Wani , Dist- Yeotmal** 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 **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 **-1988 to 2017** pertaining to the Immovable Property / (ies) covered by above said Title Deeds. The property is free from all Encumbrances. **Exceipt the Encumbrance of Canera Bank on the property described in this TIR**

6. In case of second / subsequent charge in favor of the Bank, there are no other mortgages / charges other than already in the Loan documents and agreed to by the Mortgagor and the Bank (Delete, whichever is inapplicable). **Exceipt the Encumbrance of Canera Bank on the property described in this TIR**

7. The Mortgage if created, will be available to Bank for the Liability of the Intending Borrower, **Shri-Anan Shri-Shalik S/o. Mahadeo Urkude . R/o.Wani ,Tq-Wani, Dist-Yeotmal.**

8. I certify that **Shri-Shalik S/o. Mahadeo Urkude . R/o.Wani ,Tq-Wani,Dist-Yeotmal** has an absolute , clear and Marketable title over the Schedule property / (ies). , further

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ify that the above title deeds are genuine and a valid mortgage can be created and said Mortgage would be enforceable. **But there is Encumbrance of Canera Bank on property described in this TIR**

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

Original / certified Title Deed of **Nazul Sheet no. 25 , Plot no. 2/1-B/45 , Property , 193 , Area 3200 sq. ft. (297.39 sq.mt.) and Standing construction thereon of ani ,Tq- Wani , Dist- Yeotmal** , vide Reg.sale deed no. 1972 / 2015 of dtd- 29-06- 15 -------- **Certified .**

Certified copy of Sale Deed , Ferfar , Map, Akahive Pattrika and Tax Receipt , **Nazul heet no. 25 , Plot no. 2/1-B/45 , Property no. 193 , Area 3200 sq. ft. (297.39 sq.mt.) d Standing construction thereon of Wani ,Tq- Wani , Dist- Yeotmal .**

There are no legal impediments for creation of Mortgage under any applicable w / Rules in force.

All sale deeds mentioned / described in this title report on page no.1 of Annexture -B are **vernacular language and are Genuine** .

SCHEDULE OF PROPERTY

Property bearing **Nazul Sheet no. 25 , Plot no. 2/1-B/45 , Property no. 193 , rea 3200 sq. ft. (297.39 sq.mt.) and Standing construction thereon of Wani ,Tq- /ani , Dist- Yeotmal** , which are bounded as under ;-

To the East- Open Plot of Nagar Parishad Wani ,
To the West- 6 mt. Nagar Parishad Wani Road.
To the North- 6 mt. Nagar Parishad Wani Road.
To the South- Open Plot of Nagar Parishad Wani.

Situated within Muncipal Area of Wani , Tq- Wani , Dist - Yeotmal.

/ani.
ated :- 03 - 11 - 2017.

D. K. KATKADE
Panel Advocate of SBI.

ote- **There is Encumbrance of Canera Bank on the property described in this TIR .**

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इतर पावती

Original/Duplicate
नोंदणी क. :39म
Regn.:39M

228/0
Thursday,02 November 2017 10:51 AM

पावती क.: 4793 दिनांक: 02/11/2017

गावाचे नाव: वणी न.प.
दस्तऐवजाचा अनुक्रमांक: वनय-0-2017
दस्तऐवजाचा प्रकार :
शादर करणाऱ्याचे नाव: अँड. डी के. कातकडे, रा. वणी अर्ज क. 872/2017
वर्णन मौजा वणी ता. वणी येथील प्लॉट क. 25 प्लाट क. 2/1/व/45 चा शोध (सन 1988 ते 2017 एकुण 30 वर्ष)
शोध व निरीक्षणे ₹. 750.00

एकूण: ₹. 750.00

Sub Registrar Wani

1): देयकाचा प्रकार: By Cash रक्कम: रु 750/-

Panel Advocate of SBI.

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D. K.KATKADE , Advocate , Notary.
R/o Wani , Tq. Wani , Dist-Yavatmal .
President , Wani Bar Association Wani.

Mobile No. 98222 03268

Translation Memo of Sale Deed
in vernacular language .

To ,
The Branch Manager ,
State Bank of India .
Branch at- Chikhalgaon.

TRANSLATION MEMO

1-Date od Document - ;- 29 – 06 - 2015.

2-Nature of Document- ;- Sale Deed .

3-Place of Execution - ;- Sub-Registrar Office at- Wani .

4-Parties to the Documents- ;-

A- Executents- ;- 1- Shri- Viveak S/o. Dharamchandji Hiran.
2- Shri-Vishal S/o. Dharamchandji Hiran ,
Both R/o.Wani , Tq- Wani , Dist- Yeotmal

B- Beneficaries- ;- Shri- Shalik S/o. Mahadeorao Urkude . R/o. Wani ,
Tq-Wani, Dist-Yeotmal.

5-Description of Property- ;- Regarding **Nazul Sheet no. 25 , Plot no. 2/1-B/45 , Property no. 193 , Area 3200 sq. ft. (297.39 sq.mt.) and Standing construction thereon of Wani ,Tq- Wani , Dist- Yeotmal** , which are bounded as under ;-

To the East- Open Plot of Nagar Parishad Wani ,
To the West- 6 mt. Nagar Parishad Wani Road.
To the North- 6 mt. Nagar Parishad Wani Road.
To the South- Open Plot of Nagar Parishad Wani.

6- Location of Property- ;- The property described in this TIR is situated within Muncipal Area of Wani,Tehsil- Wani,Dist- Yeotmal .

Wani,
Dated :- 03 - 11 -2017.

D. K. KATKADE
Panel Advocate of SBI.

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D. K. KATKADE , Advocate , Notary.
R/o Wani , Tq. Wani , Dist-Yavatmal .
President , Wani Bar Association Wani.

Mobile No. 98222 03268

Translation Memo of Sale Deed
in vernacular language .

To ,
The Branch Manager ,
State Bank of India ,
Branch at-Chikhalgaon .

CERTIFICATE OF GENUINENESS OF TITLE DEED

Name of Borrower/Mortgagor ;- **Shri- Shalik S/o. Mahadeorao Urkude . R/o. Wani , Tq-Wani, Dist-Yeotmal.**

This is to certify that , I have examined the Original and Certified Copy of Reg. sale deed no. 1972 / 2015 of dtd- 29-06-2015 **Executed by** Shri- Viveak Dharamchandji Hiran and Shri-Vishal S/o. Dharamchandji Hiran , Both R/o.Wani , Tq- Wani , Dist-Yeotmal **in favour** of Shri- Shalik S/o. Mahadeorao Urkude . R/o. Wani ,Tq-Wani, Dist-Yeotmal. Regarding Nazul Sheet no. 25 , Plot no. 2/1-B/45 , Property no. 193 , Area 3200 sq. ft. (297.39 sq.mt.) and Standing construction thereon of Wani ,Tq- Wani , Dist-Yeotmal , which are bounded as under ;-

To the East- Open Plot of Nagar Parishad Wani ,
To the West- 6 mt. Nagar Parishad Wani Road.
To the North- 6 mt. Nagar Parishad Wani Road.
To the South- Open Plot of Nagar Parishad Wani.

I further certify that ;-

1- The above title deed is genuine .The valied mortgage can be created and the said mortgage is enforceable.

2- The Title Deed dtd- 29- 06-2015 is duly stamped in accordance with the provisions of the Bombay Stamp Act-1958 and Indian Stamp Act-1959 as amended upto date .

3- I further certify that the Title Deed document dtd- 29- 06-2015 have been duely registered / attested whenever this document is required registration /attestation .

Wani.

Dated :- 03 - 11 -2017.

D. K. KATKADE
Panel Advocate of SBI.

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