CERTIFICATE OF TITLE

1 I have examined the Original copy of Sale Deed dated 17/04/2015 of all title deeds mentioned in clause 4a which is produced before me bank and borrower of this report 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 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 details, taking into account of 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 record. I also confirm having verified and checked the records of the relevant Government offices/sub registrar(s) offices, revenue records, Muncipal/Panchayat Office/ Land acquisition office, registrar of companies office, wakf Board (wherever applicable). I do not find anything adverse which would prevent the titleholders 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.

I have taken search as per **Receipt No. 7846, dt. 16/04/2015** for the period 2003 to 2015 till date in the office of Sub-Registrar Nashik as per available record

4 Following scrutiny of Land Records/Revenue Records and relative title deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate(Ec) I hereby certify tha I hereby certify the geniuses 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 pertaining to the immovable property/(ies) covered by above said title deeds and revenue.

6 In case of second/subsequent charge in favor of the Bank, there are no other mortgage/ 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 be extend of- No. (Specify the share of the minor with name) (Strike out if not applicable) ---------Not applicable.

8 The mortgage if created will be available to the Bank for the liability of the intending borrower **M/s. Omsai Buildcon Partnership Firm**

9 I certify that **M/s. Omsai Buildcon Partnership Firm** has an absolute clear and marketable title over the schedule property. I further certify that the above title deeds are genuine and a valid mortgage can be and the said mortgage would be enforceable.

In case of creation of Mortgage by Deposit of certified title deeds I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage and in support of it, borrowers be asked to execute a Registered Mortgage Deed.

1. 7/12 extracts & mutation entries.
2. Original Sale Deed Dated: 18/05/2013 at Sr. No. 6072/2013.

राहुल श्री. प्रतापे
अॅडव्होकेट, नाशिक

3. Xerox Copy Sale Deed Dated: 05/07/2007 at Sr. No. 05830/2007
4. Xerox Copy Agreement Dated: 16/03/2007 at Sr. No. 02110/2007
5. Xerox Copy Partnership Deed Dated: 01/12/2009
6. Xerox Copy Addendum to Partnership Deed Dated: 01/06/2013
7. Xerox Copy Firm Registration Certificate Dated: 09/10/2013 Sr. No. 8880/2002
8. Xerox Copy NA Order Sr. No. Mah/Kaksh-3/4/Bi.She.Pa.Kra./259/2006, Dated: 19/12/2006

"AND HENCE I ISSUE THIS TITLE CERTIFICATE AND SEARCH REPORT"

FIRST SCHEDULE OF THE PROPERTY:

All that piece and parcel of property bearing **Survey No. 463/1+463/6+463/7/A, Plot No. 6 area adm. 200.00 Sq. Mtrs., Plot No. 7 area adm. 269.26 Sq. Mtrs. Total Area 469.26 Sq. Mtrs. constructed Residential building known as "Sai Shilp Residency Bhakti" situated at Village Nashik, Tal. & Dist. Nasik** the said property is bounded as under:

Plot No. 6

ON OR TOWARDS THE EAST	:	Colony Road
ON OR TOWARDS THE WEST	:	Plot No. 2
ON OR TOWARDS THE SOUTH	:	Plot No. 5
ON OR TOWARDS THE NORTH	:	Plot No. 7

Plot No. 7

ON OR TOWARDS THE EAST	:	Colony Road
ON OR TOWARDS THE WEST	:	Plot No. 2 & 1 Part
ON OR TOWARDS THE SOUTH	:	Plot No. 6
ON OR TOWARDS THE NORTH	:	S. No. 462

Date: 17/04/2015

Place: Nasik

Signature of Advocate

राहुल डी. जगताप
अॅडव्होकेट, नाशिक