



Annexure C: CERTIFICATE OF TITLE

I have examined the Title Deeds relating to the Scheduled properties 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 on production of original title deeds and I further certify that:

1. 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.

1A. 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 Holder 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.

1 B. Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.

2A. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the documents and the property is free from all Encumbrances based on:
1. **Nil Certificate of Encumbrance on Property dated 05/07/2011**, shows that there are No Encumbrances on the property known as "BAMAN VADO" admeasuring 1875 sq. mts. for the period from 01/11/1965 to 02 /05/2005. 2. **Nil Certificate of Encumbrance on Property dated 27/11/2013**, shows that there are No Encumbrances on the property known as "BAMAN VADO" admeasuring 1875 sq. mts. for the period from 05/05/2005 to 26 /11/2013. 3. **Nil Certificate of Encumbrance on Property dated 07/08/2014**, shows that there are No Encumbrances on the property known as "BAMAN VADO" admeasuring 1875 sq. mts. for the period from 27/11/2013 to 06 /08/2014





2B. 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.

3. 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). N.A.

4. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrowers, i.e. the Prospective Purchasers, who will purchasing Apartments in the said Project.

3. I certify that that **M/s. S. N. Constructions**, a Proprietorship Firm represented by Proprietor **Smt. Seema Guruprasad Naik** and **Smt. Geeta Kishor Naik** are the absolute owners in possession of the said property described herein above and have assigned Developmental rights to **Praana Constructions**. I further certify that the above title deeds are be genuine and a valid mortgage can be created and the said Mortgage would be enforceable.

In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage.

1. Agreement for Construction and Sale between **Praana Constructions** as Owners/Developers and Prospective Purchaser.
2. Latest Nil Encumbrance Certificate.
3. No Objection from **Praana Constructions** to the Prospective Purchaser to mortgage respective premises in '**SILENT WOODS**' to Banks/Financial Institutions.

Presently valid and equitable mortgage can be created on basis of the above mentioned documents. After completion of construction of entire project and on payment of entire consideration by the Prospective Purchaser, either there can be individual conveyance deed in favour of the Prospective Purchaser/Applicant Borrowers or general conveyance in favour of Society. Accordingly either independent conveyance deed or Share Certificate on formation of Society, as the case may be obtained.





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

SCHEDULE OF THE PROPERTY/IES

All that exists Property known as "BAMAN VADO" consisting of coconut grove situated at Penha De Franca Village, Bardez Taluka, State of Goa, described in the Land Registration Office of Ilhas under No. 8669 at pages 41 of the Book B-23 New and registered in the Taluka Revenue Office under No. 780 and surveyed under Survey No. 148/18, admeasuring 1875 sq. mts. and bounded as under:-

On the East : By Nallah of Lakh and Aforamento belonging to Digo Antonio Viegas;

On the West : By the Mountain;

On the North: By the landed Property belonging to the heirs of Antonio and presently to Pedro Da Souza; and

On the South: By the Property presently belonging to Francisco Xavier Da Souza.

Place: Panaji, Goa
Date:04/12/2014




Pratiksha Kamat
Advocate