



Ref: \_\_\_\_\_

Date: 30.08.2018

**TITLE CERTIFICATE**

**Re: Property bearing Plot No. 2, Sector 16 at Sanpada, Navi Mumbai Dist. Thane, admeasuring 11288.08 sq. meters.**

I have investigated the title of the above property at the request of M/s. S. T. K. Corporation, a Partnership firm duly registered under the Partnership Act 1932, having its registered office at "Laalasis", Plot No.219, 11<sup>th</sup> Road, Chembur, Mumbai 400 071.

I have examined the Original Title Deeds intended to be deposited relating to the schedule property and offered as security by way of Registered / 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 Registered / Equitable Mortgage is created, it will satisfy that the Registered / Equitable Mortgage can be created and the original documents as listed hereinafter to be taken as title deeds:

1. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure C and the other relevant factors.
2. I confirm having made a search in the Land/Revenue records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I shall be responsible to the extent of the documents which are verified by me.
3. The Search taken in the records of the Sub-Registrar confirm the title to be clear and therefore I hereby certify the genuineness of the Title Deeds.
4. The documents of title are deposited with you and no registration of the mortgage is seen from the Encumbrance Certificate for the period from 1985 to 2018 pertaining to the immovable property/covered by above said Title Deeds.

The Mortgage if created I will be available to the Bank for the Liability of the intending Borrower, M/s. S.T.K. Corporation.

I certified that M/s. S.T. K. Corporation have an absolute, clear and marketable title over the Schedule property. I further certify that the below mentioned title deeds are 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) Tripartite Agreement dated 21.11.2006.
- (2) Agreement to Lease dated 30.03.2007.
- (3) Agreement dated 15.11.2006.
- (4) Addendum dated 14.11.2006.
- (5) Agreement for Assignment dated 22.03.2005.
- (6) Latest Maintenance bill and payment receipt, Electric bill and property tax receipt.
- (7) Copies of all the Lease/Leave and Licence Agreements executed with undertaking to deposit renewal copies and or new lessee/licensee agreements of any part of the Building.
- (8) Legal opinion with search notes.

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

In view of the aforesaid facts, I am of the opinion that the title of the said M/s. S.T.K. Corporation in respect of the property described in the Schedule hereunder written is clear, marketable and free from all encumbrances.

**SCHEDULE ABOVE REFERRED TO**

ALL said piece or parcel of land hereditaments and premises situate lying and being property bearing Plot No. 2, Sector 16 at Sanpada, Navi Mumbai Dist. Thane, admeasuring 11288.08 sq. meters.

Dated this 30<sup>th</sup> day of August 2018

Advocate High Court.

**Jaywardhan V. Kale**  
B.A., L.L.B. (Hons.)  
Advocate High Court Mumbai  
D/414, Ramchandra Apt; Tisgaon,  
Kalyan (E) 421 306.