

**Dheeraj Yadav**

B.A. LL.B  
(Advocate)

Chamber No. 4, Block-C,  
District Courts, Gurugram

Phone No.: 9873660446

Mobile: 9873660446

House No. 1559-A,  
Sector-46, Urban Estate,  
Gurugram

Dated: 07.09.2020

To,


The Assistant General Manager,  
State Bank of India, HSLT,  
Udyog Vihar, Phase-II, Gurugram

Annexure: "C 3"


**CERTIFICATE OF TITLE (Supplementary TIR)**

- 1) I have examined the Certified Copy of title deeds related to project of Group Housing known as "ELDECO ACCOLADE", being developed on a piece of land admeasuring 105-Kanal 15-Marla or say 13.21875 Acres situated at Sector-2 within the revenue estate of village Sohna, Tehsil Sohna & District Gurugram, Haryana (because there is Project Loan against the said project of HDFC Bank) of M/s Eldeco Sohna Projects Limited. 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, on Production of Original Title Deeds, it will satisfy the requirements of creation of Equitable Mortgage after the execution and registration of Conveyance Deed/Sale Deed in favour of Mortgagor(s) by the Builder, and I further certify that:
- 2) I have examined the Certified Copy of 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 relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, 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.

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- 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 (mentioned in Annexure 1 attached), 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 01.04.2019 to 07.09.2020 pertaining to Immovable Property covered by title documents (Search made in the office of Sub-Registrar, Sohna). The property is free from all sorts of encumbrances, except the charges of HDFC Bank.
- 6) In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
- 7) That there is no interest of minor involved in the said property, whatsoever.
- 8) The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower, *Intending Mortgagor(s)/Borrower(s) or Prospective Buyer(s) of Flat/Dwelling Unit.*
- 9) I certify that *Intending Mortgagor(s)/Borrower(s)* who'll either be the owner of the property and will have an absolute, clear legal and valid marketable title over the schedule property OR *Prospective Buyer(s) of Flat/Dwelling Unit* who'll an absolute, clear legal and valid marketable title over the schedule property on and after execution and registration of Conveyance/Sale Deed in his/her/their favour by M/s Eldeco Sohna Projects Limited or its nominee(s). I further certify that the above title documents are genuine and valid mortgage can be created and the said Mortgage would be enforceable.
- 10) In case of creation of Equitable Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage.
- 1) Allotment Letter issued by M/s Eldeco Sohna Projects Limited.


  
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- 2) Flat Buyer's Agreement executed between M/s Eldeco Sohna Projects Limited AND the allottee/prospective buyer of the property.
  - 3) Payment Receipt(s) issued by M/s Eldeco Sohna Projects Limited as Developer.
  - 4) Permission to Mortgage and No Objection Certificate issued by the Developer/Builder.
  - 5) Tripartite Agreement between prospective applicant of loan/buyer of apartment as one party, M/s Eldeco Sohna Projects Limited as another party and the Bank.
  - 6) Possession Letter as & when issued by M/s Eldeco Sohna Projects Limited.
  - 7) Conveyance/Sale Deed which is to be executed and registered in favour of the intending mortgagor(s)/borrower(s).
  - 8) NOC from HDFC Limited for releasing/ relinquishing the said flat in question from their lien.
- 11) There are no legal impediments for creation of Equitable Mortgage under any applicable Law/Rules in force.
- 12) It is certify that the Property of SAREFAESI compliant.
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#### SCHEDULE OF THE PROPERTY

*Flat/Apartment to be allotted in Group Housing Project known as "ELDECO ACCOLADE" being developed on a piece of land admeasuring 105-Kanal 15-Marla or say 13.21875 Acres situated at Sector-2 within the revenue estate of village Sohna, Tehsil Sohna & District Gurugram, Haryana (CLU obtained vide License No. 83 of 2013 dated 09.10.2013 vide Ednst. No. LC-2770-JE-(S)-2013/53887 dated 10.10.2013 AND Approval of Building Plan (BR-III) Memo No. ZP-967/AD(RA)/2014/21305 dated 05.09.2014).*

Dated: 07.09.2020  
Place: GURUGRAM

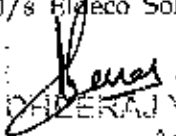
  
Dhirendra Yadav,  
(Advocate)  
Court of Civil Judge, Block-C,  
District Court, Gurugram  
Chamber No. 4, Block-C  
Distt. Court, Gurugram

Annexure 1

The following documents were furnished:--

1. Sale Deed Vasika No. 4210 dated 05.12.2013.
2. Mutation No. 22672 sanctioned on 12.12.2013.
3. Sale Deed Vasika No. 4211 dated 05.12.2013.
4. Mutation No. 22680 sanctioned on 12.12.2013.
5. Sale Deed Vasika No. 4212 dated 05.12.2013.
6. Mutation No. 22681 sanctioned on 12.12.2013.
7. License No. 83 of 2013 dated 09.10.2013 which is valid upto 08.10.2017 vide Endst. No. LC-2770-JE(S)-2014/7316-29 dated 11.04.2014.
8. No Objection Certificate (for Height Clearance) No. AAI/RNQ/NR/ATH/NOC/2014/142/7692-95 dated 01.09.2014 (Site Coordinates 2815 33N 77 40 E).
9. Approval of Building Plan (BR-III) Memo No. ZP-967/AD(RA)/2014/21305 dated 05.09.2014.
10. Environment Clearance.

Above documents verified with M/s Eldeco Sohna Projects Limited as Land owner and Developer.

  
DHILERAJ YADAV  
Advocate  
Chamber No. 4, Block-C  
Distt. Court, Gurugram

(Second party copy )

B Book Receipt for Non Registration Purpose

07-09-2020

No:326

Sub Register Office : श्रीगंगोत्री

Date : 07-09-2020

Received with Thanks from DHEERAJ YADAV ADV. resident of GGN sum of rs twenty-five  
on account of Inspection charges.

Rs.25

(Incharge)

श्रीगंगोत्री  
07/09/2020  
श्रीगंगोत्री