



CERTIFICATE OF TITLE

I have examined the Original/Certified copy Title Deed intended to be deposited relating to the schedule properties and that the document of title referred to in the opinion are valid evidence or right, title and I further certify that

2. I have examined the documents in detail, taking into account all the guidelines in the check list and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and check the records of the relevant Government offices/Sub-Register(s) Office (s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office which would prevent the Title Holders from creating a valid Mortgage.
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 enquires.
5. There are no prior Mortgage/Charges/encumbrance whatsoever, as could be seen from the Encumbrance Certificate for the period of 11 years from 2011 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances.
6. 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 are agreed to by the Applicant and the Bank (Delete, whichever is not applicable) N.A.
7. The applicant if created, will be available to the authority for the liability of the intending Applicant M/s Ganpati Infrastructure Development Company Limited (GIDCO).
8. I certify that M/s Ganpati Infrastructure Development Company Limited (GIDCO) has/have an absolute, clear and marketable title over the schedule property/(ies). I further certify that the above title deeds are genuine and a valid.

SCHEDULE OF THE PROPERTY :- Ganpati Wonder City (Saket Green), Khasra No. 16,17,20,23, Total Area 32518.92 Mtr. Mauza Khaspur Mustkil Tehsil & District Agra, Uttar Pradesh

Date 02.Feb.2022

[Signature]
Ankit Agarwal
Advocate