

CERTIFICATE

I have examined the original title deeds intended to be deposited relating to the schedule property and 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 and I further certify that:

1. I have examined the documents in detail taking into account all the Guidelines in the checklist vide Annexure-C and the other relevant factors.
 - 1A. 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.
2. There are no prior mortgages/charges/ encumbrance whatsoever as could be seen from the encumbrance certificate for the period from 01.04.1923 to 16.01.2013 above stated transaction is reflected.
 - 2A. 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.
3. There is no Minor/s interest in the property.
4. The mortgage if created will be available to the Bank for the liability of the intending borrowers, soon after registration.
5. I certify that Smt.B.M. Nirmala, Sri V.P.Kiran, Smt. V.P. Padmashree, Sri C.Sreenivasa, Sri A.S.Manjunath, Sri R.Balraj, Sri A.Lawrence, Sri K.Ramakrishna & Sri A.S.Badarinath have got an absolute clear marketable title on the property in question and they along with M/s. Monarch can sell flat/s in favour of prospective purchasers. I further certify that the above 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, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage:

1. Sale Agreement
2. Sale Deed
3. Katha Extract & Certificate
4. Copies of documents mentioned in Sl.No.6(b)

There are no legal impediments for creation of the mortgage under any applicable law/rules in force.