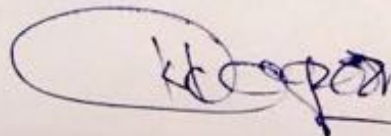


CERTIFICATE OF TITLE

I have examined the Original of title Deeds of which original intended to deposited relating to the schedule property (ies), title Deeds of the land belonging to M/s. Prabhat Dream Real Estate LLP upon which Flats under the Provision of Chief Minister's Jan Awaas Yojana is required to be constructed/construct and the Flats have been allotted by the Govt. body to intending borrower. 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 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.
- 1B. Following scrutiny of Land Records/ Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title Deeds, Suspicion / Doubt, if any, has been clarified by making necessary enquiries.
- 2A. A search has been conducted by me in the office of the registrar / sub-registrar of assurance Shahpura, (please specify) situated at JAIPUR for the period of 1 year i.e. year from 2017 till date pertaining to the immovable property (ies) covered by the above said title deeds. The property is free from all sorts of encumbrances, charges, liability of any kind what so ever and the chain of title is complete.
- 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 document and agreed to by the Mortgage and the Bank (Delete, whichever is inapplicable).
3. The Mortgage if created will be available to the Bank for the Liability of the Intending Borrower i.e. Prospective Buyer.
4. I certify that M/s. Prabhat Dream Real Estate LLP, is having title of Khasra No. 1310/1, 1311, 1312, 1655, Village & Tehsil Shahpura, District Jaipur (Raj.) and under the Provision of Chief Minister's Jan Awaas Yojana. M/s. Prabhat Dream Real Estate LLP will construct the Flats as per approved site plans dated 08.08.2017. I further certify that M/s. Prabhat Dream Real Estate LLP have clear marketable title over the property and are capable to transfer/ sale of the Flats to Prospective buyer(s) as per approved building plans, after getting execution & registration of Sale Deed in his favour, the Prospective buyer shall be entitle to create security interest in favour of bank by way of equitable mortgage. The chain of title is complete and the property is free from all sort of prior charges and encumbrances.
5. 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) Photocopy of Correction Deed dated 18.09.2017 executed by Nagar Palika Mandal, Shahpura in favour of M/s. Prabhat Dream Real Estate LLP which is duly registered on 19.09.2017 in office of Sub-Registrar Shahpura at registered No. 2407 Book No. 1 Volume No. 277 Page No. 126 and copy of which is affixed in additional Book No. 1 In Volume No. 1058 at Page No. 152-155
 - (2) Photocopy of Patta Vilekh No. 652 dated 16.03.2017 executed by Nagar Palika Mandal, Shahpura in favour of M/s. Prabhat Dream Real Estate LLP



KIRTI KAPOOR

Advocate

(Rajasthan High Court)

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which is duly registered on 17.03.2017 in office of Sub-Registrar Shahpura at registered No. 201703075100488 Book No. 1 Volume No. 268 Page No. 7 and copy of which is affixed in additional Book No. 1 In Volume No. 1020 at Page No. 43-55

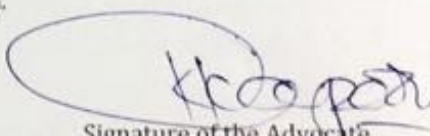
- (3) Photocopy of Letter No. 281 dated 06.09.2017 issued by Nagar Palika Mandal, Shahpura in favour of M/s. Prabhat Dream Real Estate LLP regarding permission for construction of Flats
- (4) Photocopy of Approved maps of Building Plan dated 08.08.2017 issued by Nagar Palika Mandal, Shahpura
- (5) Photocopy of LLP Agreement dated 30.09.2016 executed between Sh. Tarun Paras Kothari and Smt. Asha Rani Gupta
- (6) Photocopy of Supplementary LLP Agreement dated 28.12.2016 executed between Smt. Asha Rani Gupta, Sh. Tarun Paras Kothari and Pooja Gupta D/o Sh. Raj Kumar Gupta
- (7) Certificate of Incorporation of Firm dated 30.09.2016 issued by Registrar Firm, Jaipur
- (8) Original Agreement yet to be executed by M/s. Prabhat Dream Real Estate LLP in favour of proposed buyer/borrower
- (9) Original Sale Deed yet to be executed by M/s. Prabhat Dream Real Estate LLP in favour of proposed buyer/borrower

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

SCHEDULE OF THE PROPERTY/IES

Proposed Residential Flat to be constructed (as per the approved building plans dated 08.08.2017), Block Nos. A, B, C in "Ginni Homes" at Khasra No. 1310/1, 1311, 1312, 1655, Village & Tehsil Shahpura, District Jaipur (Raj.), having total Admeasuring 12106.27 Sq.Yds. under the Provision of Chief Minister's Jan Awaas Yojana.

Place : Jaipur
Date : 25.09.2017


Signature of the Advocate
KIRTI KAPOOR
Advocate

KIRTI KAPOOR

Advocate

(Rajasthan High Court)

Chamber No. : 176, Session Court, Bani Park, Jaipur
Resi./Off. : 6 Khas (ख) 13, Jawahar Nagar, Jaipur
Phone : 0141-2651951, Mob. : 98280-21915
E-mail : kirtikapoor1@yahoo.com

Date : 25.09.2017

Opinion Project Report of Proposed Residential Flat to be constructed (as per the approved plans dated 08.08.2017 by SDO, Shahpura) Block Nos. A, B, C in "Ginni Homes" land of Khasra No. 1310/1, 1311, 1312, 1655, Village & Tehsil Shahpura, District Jaipur (Raj.) under the Provision of Chief Minister's Jan Awaas Yojana.

Sir,

With refernece to above, it is submitted that I perused the title document as provided to me, on the perusal of documents, it reveals that, Nagar Palika Mandal, Shahpura has issued Bhoomi Patta Vilekh/Lease Deed for the Khasra No. 1310/1, 1311, 1312, 1655, Village & Tehsil Shahpura, District Jaipur (Rajasthan) of Lease Hold Rights of perpetuity of 99 years for Residential purposes in favour of M/s. Prabhat Dream Real Estate LLP on 16.03.2017 under the Provision of Chief Minister Jan Avas Yojana, which was duly registered on 17.03.2017. After that on 18.09.2017 and amendement was also executed which is also registered on 19.09.2017. After that Nagar Palika Mandal, Shahpura is a Statutory Body, and is an Instrumentality of State Govt. In such cases, the tracing of title prior to the above document being issued /executed is not required. Thereafter, M/s. Prabhat Dream Real Estate LLP applied for approval of the building plan in Nagar Palika Mandal, Shahpura regarding construction of affordable housing Flats. Later on Nagar Palika Mandal, Shahpura has given the approval for construction the affordable housing Flats on the above said land and has issued a Letter dated 06.09.2017 alongwith approved building maps. After getting the approval of building plan, M/s. Prabhat Dream Real Estate LLP is constructing residential Flats in various Block Nos. A, B, C and building project named as "Ginni Homes". After completion of construction of the Building, then M/s. Prabhat Dream Real Estate LLP is entitle to entered into an agreement / sewith various Prospective Buyer for sale of Residential Flats to be constructed (as per the approved building plans dated 08.08.2017) Block Nos. A, B, C in "Ginni Homes" situated at Khasra No. 1310/1, 1311, 1312, 1655, Village & Tehsil Shahpura, District Jaipur (Raj.). Hence, M/s. Prabhat Dream Real Estate LLP is sole and absolute owner of the said project named as "Ginni Homes".

Thanking you,

Your Faithfully,

(Kirti Kapoor)
Advocate