

Property Documents

Collateral Description:

- **Property:** A modern, five-story office building with large glass windows, situated in an urban area.
- **Location:** 789, MG Road, Mumbai, Maharashtra, 400001, India

1. Title Deeds:

- **Title Document Number:** TID78901234
- **Date of Registration:** 1st January 2010
- **Registered Owner:** ABC Financials Private Limited

2. Property Valuation Report:

- **Valuation Agency:** XYZ Valuations Pvt. Ltd.
- **Date of Valuation:** 15th June 2024
- **Valuation Amount:** INR 5,000,000 (Indian Rupees Five Million Only)

3. Other Relevant Documents:

- **Building Plan Approval:** Municipality Approval Certificate
- **Encumbrance Certificate:** Certifying no existing mortgage or liabilities on the property

Certification

These documents serve as proof of ownership and valuation of the property provided as collateral by ABC Financials Private Limited for securing the loan.

Authorized Signatory

[Signature]

[Name]

Chief Financial Officer
ABC Financials Private Limited