



CIVIL COURT, MATHURA

Mob. No. : 9412627509, 7895560815

Ref. No. CERTIFICATE OF ENCUMBRANCE AND TITLE OF LANDFORMING PART OF PROJECT SHRI RADHA GULMOHAR-
4CONSISTING KHASRA NO.-78(P), 79(P), 85(P), 89(P), 98(P), 99-105, 106 (P), 107 (P), 108, 109 (P), 111-114,
114/1090, 115-116, 117(P), 124 (P)- 128 (P), 129, 130 (P)- 132 (P), 139 (P)- 141 (P), 142-145, 146 ,147,
148(P), 149(P), 150(P), 151(P), 152-153, 155, 156 (P), 160(P) SITUATED AT MAUZA SATOHA ASGARPUR AND
KHASRA NO. 245(P), 246(P) SITUATED AT MAUZA NAGLA SADOLA, TEHSIL & DISTT. MATHURA.

PROMOTER: S J P GLOBAL LIMITED

ADDRESS: 111, SHRI JAMUNA DHAM, GOVERDHAN ROAD, MATHURA-281004

- 1- I have examined the Title Deed and other related documents to the schedule properties (**As per Annexure A**) to be used by the promoter for development of Project.
- 2- I confirm that I have made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) office(s), Revenue Records, (Wherever applicable). I do not find anything adverse which would prevent the Title Holders from development and Transfer the Subjected Land in any manner whatsoever.
- 3- On The basis of scrutiny of Land Records/Revenue Records and relative Title Deeds obtained from the concerned registrar office and encumbrance certificate (EC) obtained by me and documents provided by promoter; I hereby certify that titled deeds as per Annexure "A" were mortgaged with ECL Finance Limited vide Indenture of Mortgage Deed dated 06th February, 2020 registered with the Sub-registrar Mathura on 06/02/2020 with registration Number 2176 of 2020.
- 4- I certify that S.J.P. Global Ltd has an absolute, clear and Marketable title and there is encumbrances existed mentioned in para 3 supra over the Schedule properties consisting Khasra No. 78(P), 79(P), 85(P), 89(P), 98(P), 99-105, 106 (P), 107 (P), 108, 109 (P), 111-114,
114/1090, 115-116, 117(P), 124 (P)- 128 (P), 129, 130 (P)- 132 (P), 139 (P)- 141 (P), 142-145,
146 ,147, 148 (P), 149 (P), 150(P), 151(P), 152-153, 155, 156 (P), 160(P) SITUATED AT MAUZA
SATOHA ASGARPUR AND KHASRA NO. 245(P), 246(P) SITUATED AT MAUZA NAGLA SADOLA,
TEHSIL & DISTT. MATHURA (As per Annexure A).

Place: Mathura

Dated: 05/10/2021


Signature of Advocate

Saurabh Shrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



ANNEXURE

Land Details of the Project ShriRadha Gulmohar-4
Mauza- SatohaAsgarpur

S. No.	KHATA NO	Khasra No.	Net Area as per Khatoni (SQM)	Area Used (SQM)	Registry / Exc. Order No	Registry/ Exc. Order Date
1	85	78 (P)	1,260.00	35.00	3045	13-03-07
2	84	79 (P)	790.00	40.00	3044	13-03-07
3	32	85 (P)	470.00	70.00	Case No-02/2011-12	13-06-11
4	198	89 (P)	7,650.00	1,627.94	455	15-01-08
5	198	98 (P)	1,760.00	851.49	11866	17-10-06
6	32	99	500.00	500.00	14564	21-12-06
7	32	100	500.00	500.00	14521	20-12-06
8	32	101	500.00	500.00	14564	21-12-06
9	32	102	500.00	500.00	14564	21-12-06
10	32	103	2,000.00	2,000.00	14363	16-12-06
11	32	104	6,310.00	6,310.00	14362 17098 17006 2093 11590	16-12-06 04-12-10 05-11-11 08-02-12 13-07-12
12	32	105	6,350.00	6,350.00	8546	29-07-08
13	32	106 (P)	6,310.00	2,891.00	11012	03-10-08
14	32	107 (P)	4,930.00	1,069.00	2834	07-03-07
15	32	108 (P)	160.00	68.00	14660	06-08-13
16	198	109 (P)	3,100.00	700.00	455	15-01-08
17	126	111	1,380.00	1,380.00	3006	12-03-07
18	32	112	1,710.00	1,710.00	3006	12-03-07
19	32	113	1,720.00	1,720.00	3006	12-03-07
20	198	114	150.00	150.00	Case No-02/2011-12	13-06-11
21	373	114	250.00	250.00	Case No-02/2011-12	13-06-11
22	198	114/1090	80.00	80.00	Case No-02/2011-12	13-06-11
23	33	114/1090	90.00	90.00	Case No-02/2011-12	13-06-11

Saurabh Shrivastava
ADVOCATE



Resi. : (0565) 2431113
Mob. No. : 9412627509
7895560815

Residence :
B-59, Moti Kunj Ext.
Mathura - 281001
E-mal : advsaurabhs@gmail.com

CIVIL COURT, MATHURA

24	198	115	1,820.00	1,820.00	10832	26-09-06
25	198	116	1,820.00	1,820.00	2806	06-03-07
26	198	117 (P)	6,300.00	4,095.00	15000	30-12-06
27	32	124 (P)	2,050.00	410.00	3006	12-03-07
28	32	125 (P)	1,930.00	579.00	3006	12-03-07
29	32	126 (P)	1,940.00	582.00	3006	12-03-07
30	32	127 (P)	1,930.00	193.00	3006	12-03-07
31	32	128 (P)	2,010.00	905.00	3006	12-03-07
32	32	129	9,600.00	9,600.00	10889	27-09-06
33	198	130 (P)	200.00	144.00	Case No-02/2011-12	13-06-11
34	32	130 (P)	40.00	-	Case No-02/2011-12	13-06-11
35	33	131 (P)	1,010.00	606.00	12832	01-08-12
36	198	132 (P)	18,850.00	11,283.00	2835	07-03-07
37	198	139 (P)	3,650.00	2,373.00	11634	12-10-06
38	198	140 (P)	5,720.00	3,318.00	13209	21-11-06
39	198	141 (P)	3,000.00	1,140.00	13210	21-11-06
40	198	142	1,540.00	1,540.00	Case No-02/2011-12	13-06-11
41	32	142	200.00	200.00	Case No-02/2011-12	13-06-11
42	287	143	2,300.00	2,300.00	3869	20-04-09
43	33	144	6,130.00	6,130.00	11386	19-07-10
44	485	145	3,250.00	3,250.00	2763	18-02-15
45	35	146	2,800.00	2,800.00	2367 9847 11386 2763 14660 3869	10-02-10 19-06-10 19-07-10 18-02-15 06-08-13 20-04-09
46	198	147	120.00	120.00	Case No-02/2011-12	13-06-11
47	32	147	110.00	110.00	4456 12133	27-03-12 23-07-12

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48	35	148 (P)	4,460.00	1,300.00	2367 9847 11386 2763 14660 3869	10-02-10 19-06-10 19-07-10 18-02-15 06-08-13 20-04-09
49	33	149 (P)	5,960.00	2,150.00	14660	06-08-13
50	32	150 (P)	2,060.00	1,030.00	2367	10-02-10
51	32	151(P)	2,080.00	1,600.00	2367	10-02-10
52	32	152	2,090.00	2,090.00	2367	10-02-10
53	485	153	2,930.00	2,930.00	2763	18-02-15
54	198	155	2,910.00	2,910.00	2120	04-03-09
55	198	156 (P)	3,250.00	1,560.00	13210	21-11-06
56	32	160 (P)	100.00	80.00	Case No-02/2011-12	13-06-11
Total				100,360.43		

Mauza- NaglaSadola

1	39	245 (P)	860.00	660.00	2367 9847 3870 11358 14662 2767	10-02-10 19-06-10 20-04-09 19-07-10 06-08-13 18-02-15
2	-	246	120.00	20.00	Case no- 29/2010-11	12-12-11
Total				680.00		

Grand Total	101,040.43		
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Place: Mathura

Dated: 05/10/2021


Signature of Advocate
Saurabh Shrivastava

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