



CERTIFICATE OF TITLE OF LAND FORMING PART OF PROJECT SHRI RADHA GULMOHAR-2 (RESIDENTIAL) CONSISTING KHASRA NO.- 30(P), 31(P), 32(P), 33(P), 34(P), 35, 56, 57(P), 58(P), 59(P), 60, 61, 62, 63, 64(P), 64/1088(P), 65, 66, 67, 68, 69(P), 70(P), 71(P), 133(P), 134(P) SITUATED AT MAUZA SATOHA ASGARPUR AND KHASRA NO. 172, 173, 174, 175(P), 188(P), 189(P), 190(P), 191(P), 197, 198, 199, 200, 201(P), 202(P), 203(P), 204(P), 205(P), 206(P), 208(P) SITUATED AT MAUZA NAGLA SADOLA, TEHSIL & DISTT. MATHURA.

PROMOTER: S J P GLOBAL LIMITED AND CO-PROMOTER: SATISH & CO

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, B, C & D**) 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 of Annexure- "**A & D**", I hereby certify and that area mentioned in title deeds is free from any encumbrances.
- 4- 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 "**B**" 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. Now this area is free from any encumbrance vide Release of Charge letter number ECLF/RE/6842 dated 05th March, 2021 issued by ECL finance Limited.
- 5- 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 "**C**" 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



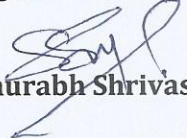
of 2020 but area of concerned khasra numbers are not the part of mortgage deed and this area is free from any encumbrance. The titled deeds were mortgaged because other khasra were covered through these title deeds.

- 6- There are no prior registered Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate except the contents mentioned in Point No. 4 & 5 as above for the period from 18/08/2009 to 17/08/2021 pertaining to the immovable properties covered by above said Title deeds. The property is free from all Encumbrances.
- 7- I certify that S.J.P. Global Ltd has an absolute, clear and Marketable title and there is no encumbrances existed over the Schedule properties consisting Khasra No. 30(P), 31(P), 32(P), 33(P), 34(P), 35, 56, 57(P), 58(P), 59(P), 60, 61, 62, 63, 64(P), 64/1088(P), 65, 66, 67, 68, 69(P), 70(P), 71(P), 133(P), 134(P) SITUATED AT MAUZA SATOHA ASGARPUR AND KHASRA NO. 172, 174, 175(P), 188(P), 189(P), 190(P), 191(P), 197, 198, 199, 200, 201(P), 202(P), 203(P), 204(P), 205(P), 206(P), 208(P) SITUATED AT MAUZA NAGLA SADOLA, Tehsil & Distt. Mathura (As per Annexure A, B & C).
- 8- I certify that Satish & Co. has an absolute, clear and Marketable title and there is no encumbrances existed over the Schedule properties consisting Khasra No. 173 SITUATED AT MAUZA NAGLA SADOLA, Tehsil & Distt. Mathura (As per Annexure D).

Place: Mathura

Dated: 19/08/2021

Signature of Advocate


Saurabh Shrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



ANNEXURE

DETAILS OF LAND OF PROJECT SHRI RADHA GULMOHAR-2 (RESIDENTIAL)

ANNEXURE - "A"

S.No.	Khasra No.	Net Area (SQM)	Area Used (SQM)	Registry / Ex. order No.	Reg / Ex. Order Date	Mauja
1	32(P)	3520.00	1620.00	Case No-28/2010-2011	24-09-11	Satoha Asgarpur
2	35	20000.00	20000.00	16960	19-09-13	Satoha Asgarpur
3	56	3690.00	3690.00	12598	28-07-12	Satoha Asgarpur
4	61	1370.00	1370.00	1188	24-01-12	Satoha Asgarpur
5	62	1870.00	1870.00	8360	28-05-12	
6	63	1370.00	1370.00	13188	09-08-12	
7	64	600.00	600.00	Case no- 02/2011-12	01-12-11	Satoha Asgarpur
8	64/1088	540.00	540.00			
9	65	8210.00	8210.00	6890 15215	20-06-08 15-10-10	Satoha Asgarpur
10	66	6830.00	6830.00	4356	04-09-07	Satoha Asgarpur
11	70(P)	2040.00	1432.00	Case no- 02/2011-12	01-12-11	Satoha Asgarpur
12	172(P)	16400.00	9017.84	3115 2803	14-03-07 22-02-12	Nagla Sadola
13	174	2590.00	2590.00	17531	16-11-11	Nagla Sadola
14	175	220.00	220.00	Case No-29/2010-11	14-12-11	Nagla Sadola
15	188(P)	4160.00	150.00	12942 3116	15-11-06 14-03-07	Nagla Sadola
16	189(P)	5060.00	1771.00	12803	13-11-06	Nagla Sadola
17	190(P)	4840.00	4223.00	12803	18-08-10	Nagla Sadola
18	191(P)	4830.00	242.00	12805	18-08-10	Nagla Sadola
19	197	930.00	930.00	Case No-29/2010-11	14-12-11	Nagla Sadola
20	198	280.00	280.00	Case No. 29/2010-11	12-12-11	Nagla Sadola
21	201(P)	110.00	80.00	Case No-29/2010-11	14-12-11	Nagla Sadola
Total		89460.00	67035.84			



ANNEXURE - "B"

S.No.	Khasra No.	Net Area (SQM)	Area Used (SQM)	Registry / Ex. order No.	Reg / Ex. Order Date	Mauja
1	30(P)	20000.00	9305.00	1254 1255 1336	29-01-07 29-01-07 31-01-07	Satoha Asgarpur
2	31(P)	9610.00	7848.00	7646	22-06-07	Satoha Asgarpur
3	33(P)	9620.00	8558.00	7645	22-06-07	Satoha Asgarpur
4	34(P)	9690.00	8805.00	7647	22-06-07	Satoha Asgarpur
5	57(P)	22450.00	1474.00	9452 11282 12133 11148 21753 21755	13-06-12 09-07-12 23-07-12 06-07-12 24-12-14 24-12-14	Satoha Asgarpur
6	58(P)	380.00	114.00	Case no- 02/2011-12	01-12-11	Satoha Asgarpur
7	59(P)	27540.00	12025.00	8458 10098	14-08-07 02-07-11	Satoha Asgarpur
8	60	1370.00	1370.00	15216	15-10-10	Satoha Asgarpur
9	67	2360.00	2360.00	4357	04-09-07	Satoha Asgarpur
10	71(P)	8260.00	1518.00	1549 9989	16-02-08 08-09-06	Satoha Asgarpur
11	133(P)	29050.00	1372.00	3652 14176	12-04-06 13-12-06	Satoha Asgarpur
12	134(P)	1190.00	420.00	3356	03-05-12	Satoha Asgarpur
13	202(P)	1520.00	228.00	16568	19-10-12	Nagla Sadola
14	203(P)	1520.00	204.00			
15	204(P)	1520.00	183.00			
16	205(P)	1520.00	220.00			
17	206(P)	3570.00	641.00			
18	208(P)	2500.00	430.00			
Total		153670.00	57075.00			

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



CIVIL COURT, MATHURA

ANNEXURE - "C"

S.No.	Khasra No.	Net Area (SQM)	Area Used (SQM)	Registry / Ex. order No.	Reg / Ex. Order Date	Mauja
1	68	2390.00	2390.00	4357	04-09-07	Satoha Asgarpur
2	69(P)	2280.00	1338.00			
3	199	180.00	180.00	1254	29-01-07	Nagla Sadola
4	200	170.00	170.00	1255	29-01-07	
				1336	31-01-07	
5	35	5360.00	5360.00	12832	01-08-12	Satoha Asgarpur
Total		10380.00	9438.00			

Annexure - "D"

S.No.	Khasra No.	Net Area (SQM)	Area Used (SQM)	Registry / Ex. order No.	Reg / Ex. Order Date	Mauja
1	173	2590.00	2590.00	16895	22-12-20	Nagla Sadola
Total		2590.00	2590.00			

Grand Total	256100.00	136138.84	
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Place: Mathura

Dated: 19/08/2021

Signature of Advocate
Saurabh Shrivastava

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