

SEARCH CERTIFICATE

Application No. 428 of 20..... Certificate No. of 20.....
 Applicant पद्मिप कुल्हा having applied to me for certificate giving particulars of
 the Registered Acts and encumbrances, if any in respect of unencumbered property
 (1) As Stated in Application Property Owner :- परि. अ. डॉ. देवी सरलपरी L-L.D 311/15, 1/64
खो. ना। दारली ताडी कुल्हा

(2) Property Details : रुक्त किला जावारी ल०५ having 24072 m² of Survey No
74,75,76,77,78,79

(3) Boundaries : East रोड 215
 West रोड 215
 North 67-C Village
 South

(4) Situated At : मुर्गी मैल्स नगर

I hereby certify that a search has been made in the book I into the indexes regulating there to from
22-1-2012 to 31-12-2013 of acts and encumbrances
 effecting the said property and that each the following acts encumbrances appears.

No	Description of Properties given in the Document	Date of Execution	Name of Value of her Document	Execute Claiment	Entry No	Year
1	2	3	4	5	6	7

As Stated in Application and Present Available Record No encumbrances has been Found

I also Certify that save be aforesaid acts and encumbrances
 other acts and encumbrances effecting the said property have been found.

Search made certificate prepared by
 search made/verified/and certified
 signed by


 Signature of
 Registering
 Officer, Agra,
 Dist. Agra

NOTE :-

1. The act and encumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant if the said properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.
2. The requisite search has been made as carefully as possible by the officer but the department will not be liable for the result of the search in this certificates.
3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

(भाग 1)

(प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखखा जाने वाला)

क्रम संख्या

लेख्य या प्रार्थना-पत्र प्रस्तुत करने का दिनांक..... 10/23/1925

स्तुतकर्ता या प्रार्थी का नाम..... शुदीप कुल०

लेख्य का प्रकार.....

प्रतिफल की धन राशि..... फूताठ 295/-

1. रजिस्ट्रीकरण शुल्क.....

2. प्रतिलिपिकरण शुल्क.....

3. निरीक्षण या तलाश शुल्क.....

4. मूरखारनामा के अधिप्रमाणीकरण के लिये शुल्क.....

5. कमीशन शुल्क.....

6. विविध.....

7. यात्रिक भत्ता.....

1 से 6 तक को योग..... 20/-

शुल्क वसूल करने का दिनांक.....

दिनांक जब लेख्य प्रतिलिपि या तलाश.....

प्रमाण-पत्र वापिस करने के लिये तैयार होगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर.....

11:29 AM

भारतीय प्रधानमंत्री भुगतान पात्री

भुगतान पात्री
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पात्री

आवेदन संख्या : 2202500200326
आवेदन तिथि : 25/01/2025
आवेदक का नाम : प्रदीप कुलश्रेष्ठ
मोबाइल संख्या : 7310568416

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
चालान संख्या : NIB250073321
भुगतान तिथि : 25/01/2025
भुगतान पात्री संख्या : 202500200315

भार मुक्त प्रमाण-पत्र
(रजिं मैन्युअल के नियम 328)

श्री- प्रदीप कुलश्रेष्ठ पुत्र- स्वर्गीय श्री महावीर प्रसाद तहसील आगरा जिला आगरा ने नियुक्ति से सम्बन्धित प्रपत्रोंद्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राधना पत्र प्रस्तुत किया है।
सम्पत्ति का विवरण : ग्राम/मौहल्ला - मगाटई, वार्ड/परगना- आगरा, आवासीय- पी जी इनकाउन्टरपर्स एल एल पी ऑफिस एम जी रोड आगरा, २४०७२ वर्गमीटर मौजा मगाटई तहसील व जिला आगरा, ७४ ७५ ७६ ७७ ७८व ७२ मै एततद्वारा प्रमाणित करता हू कि इडेक्स सं ०२ तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 22/01/2025 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें नियुक्ति से सम्बन्धित भार पाये गये 23/01/2013 से

कोई भार नहीं पाया गया

दिनांक : 25-01-2025

नोट - १. इस प्रमाण-पत्र के समस्त विवरण जावेदक द्वारा दिए गए सम्पत्ति के ब्योरे के आधार पर द्वारा गोद रखने की कठिनता तभीपर में सम्पत्ति को आवेदक द्वारा आवेदन में दिये गए वर्णन से किसी द्वारे द्वारा से वर्णित किया गया हो तो ऐसे लेखपत्रों से गोद रखना को प्रमाण पत्र में दर्शन नहीं किया जायेगा।
२. वालित तलाश कार्यालय द्वारा यथासम्भव सावधानी के साथ किया गया है, और विभाग प्रमाण-पत्र में शामिल सुनाए रखें। तारीखी नहीं होगा।
३. इस प्रमाण-पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं। परन्तु जिनका आवंटी तारीख तक रीजेस्ट्रीकरण नहीं हुआ है।
४. यह प्रमाण-पत्र किसी सम्पत्ति के स्वल्प बग प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निवन्धन लिपिकः ।
मिलान करने वाले निवन्धन लिपिकः रमा कान्त शर्मा।

उपनिवन्धक सदर द्वितीय
आगरा

NAEEM RAZA
Digitally signed
by NAEEM RAZA
Date: 2025.01.25
12:19:19 +05'30'

Pradeep Kulshrestha

(Advocate)

Collectorate/Civil Courts, Agra
Legal Advisor : State Bank of India.

Mob. : 9412301246
Office. : Office no. F-7,
88 Dushyant Nagar
Pachimpuri Road, Agra.

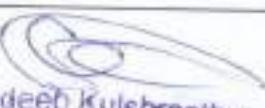
Date:-12-02-2025

LEGAL OPINION AS TO TRACING OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

Annexure -- Report of Investigation of Title in respect of immovable Property

1.	Name of the Owner			P.G. Infra developers LLP office 1/5, 1/6 Khoja haveli, Garg Complex, Dhakran Crossing M.G. Road Agra Through its Designated Partners Anurag Agrawal S/o Sh. Kailash Chand.
2.	Name of the unit/concern/company/ person offering the property(ies) as security			Partnership Firm LLP
3.	Complete or full description of the immovable property(ies) offered as security including the following details.			Property i.e. Group Housing Scheme/plots land Survey no. 72,74,75 P ,76,77,78 measuring 24072 Sq. Mtr. Situated at Mauza Magtai Teh. Sadar Distt. Agra.
	(a) Survey No.			Part of survey no. 72,74,75 P ,76,77,78
	(b) Door/House No. (in case of house property)			Not applicable
	(c) Extent/area including plinth/built up area in case of house property			Not applicable
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries			Property i.e. Group Housing Scheme Known as KRISHNA CARNIVAL land Survey no. 72,74,75,76,77,78 measuring 24072 Sq. Mtr. Situated at Mauza Magtai Teh. Sadar Distt. Agra. Boundaries as per valuation Report
4.	(a)	Particulars of the documents scrutinized serially and chronologically.		
	(b)	Nature of documents verified and as to whether they are originals or certified copies of registration extracts from the registering/ land/ revenue other authorities be examined		
	Sl. No.	Date	Name/ Nature of the Document	Original/Certified Copy/Certified Extract/Photocopy etc.
	1.	27.12.2002	Sale deed	Original Sale deed dated 27.12.2002 regd. on 27.12.2002 Bahi no. 1 Vol. no. 3641 page no. 393/420 Sr. no. 6631.
	2.	23.01.2019	Sale deed	Original Sale deed dated 23.01.2019 Regd on 23-01-2019 Bahi no 1 Vol no 14046 page no 59/62 sr no 688
	3.	26.03.2021	Sale deed	Original Sale deed dated 26.03.2021 regd. on 27.03.2021 bahi no. 1 Vol. No.15383 Page no. 139/156 Sr. no. 3381
	4.	01.09.2022	Sale deed	Original Sale deed dated 01.09.2022 regd. on 09.11.2022 bahi no. 1 Vol. No.4592 Page no. 17/32 Sr. no.

				4624
5.	19.09.2022	Sale deed	Original	Sale deed dated 19.09.2022 regd. on 15.11.2022 bahi no. 1 Vol. No.16214 Page no. 301/316 Sr. no. 11863
6.	19-09-2022	Sale deed	Original	Sale deed dated 19.09.2022 regd. on 17.11.2022 bahi no. 1 Vol. No.16219 Page no. 347/362 Sr. no. 12002
7	21.10.2023	Sale deed	Original	Sale deed dated 21.10.2023 regd. on 21.10.2023 bahi no. 1 Vol. No.5020 Page no. 345/362 Sr. no. 9064
8	22.05.2010	Sale deed	Original	Sale deed dated 22.05.2010 regd. on 22.05.2010 bahi no.1 vol. no. 6996 page no.283/366 Sr. no. 5701.
9	28.05.2010	Sale deed	Original	Sale deed dated 28.05.2010 regd. on 28.05.2010 bahi no.1 vol. no. 7006 page no.129/166 Sr. no. 5882.
10	24.07.2010	Sale deed	Original	Sale deed dated 24.07.2010 regd. on 24.07.2010 bahi no.1 vol. no. 7126 page no.243/274 Sr. no. 7985.
11	03.02.2011	Sale deed	Original	Sale deed dated 03.02.2011 regd. on 03.02.2011 bahi no.1 vol. no. 7500 page no.1/36 Sr. no. 1244
11	02.11.2023	Sale deed	Original	Sale deed dated 02.11.2023 regd. on 02.11.2023 bahi no.1 vol. no. 11874 page no.393/408 Sr. no. 9107.
12	28-12-2021	Khatoni	Copy	Not Applicable
13	Document	Lay out plan approved by competent authority	Copy	Not Applicable
14	Document	Copy of CH 45 Survey no 72,74,75 P,76,77,78	Copy	Not Applicable
15	Document dt 06-12-2018	Certificate on conversion of P.G. Infra Developers Pvt Ltd	Copy	Not Applicable
16	Document	Copy of khatoni Survey no 72,74,75 P,76,77,78	Copy	Not Applicable
17	25-01-2025	Search Receipt & Certificate	Original	Not applicable
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee* receipts alongwith the TIR)			Yes, Registered Documents are verified from Sub Registrar, Agra


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 Advocate
 Civil Court, Agra
 Mob - 7310568416

6.	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	Only from December 2017 till date
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.	Yes from available record on line
	(c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made ?	No
7.	(a)	Property offered as security falls within the jurisdiction of which sub-registrar office ?	Sub-Registrar Agra.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices ?	No
	(c)	Whether search has been made at all the offices named at (b) above ?	Yes Sub Registrar Concern
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No
8.	<p>After perusal of the enclosure and inspection of available records Index-2 in the The title of the intended mortgagor and his/its predecessors in interest from the mother deed to the latest title deed and whenever minors' interest or other clog on title is involved, for a further period depending on the deed for clearance of such clog on the title.</p> <p>After perusal of enclosures and inspection of the revenue record available for the last 13 years it becomes clear that Initially Sh. Lakhan Singh, Sh. Mahendra Singh, Dilip Singh or Sh. Shahab Singh s/o Sh Tej Singh R/o Magtai Tehsil & Distt. Agra were found bhumidhar of land survey no. 74 area 0.3002 hect. (Sh. Lakhan Singh) survey no. 78 area 0.3002 Hect.(Sh. Mahendra Singh)survey no. 77 area 0.3002 Hect. (Dilip Singh) & survey no. 76 area 0.3002 Hect. (Sahab Singh) land situated at Mauza Magtai Tehsil & Distt. Agra</p> <p>Above said all Bhumidhar Name Sh. Lakhan Singh, Sh. Mahendra Singh, Dilip Singh or Sh. Shahab Singh sold & transferred the said land to Maa Saraswati Sehkari Awas samiti ltd. Agra vide sale deed dated 27.12.2002regd. on 27.12.2002 Bahi no. 1 Vol. no. 3641 page no. 393/420 Sr. no. 6631.After having purchased the said land society gots its name mutated in revenue papers.</p> <p>Thereafter said Society after obtaining permission from Add Awas Ayukt UP Awas Evam Vikas Parishad Schakarita Anubhag Lucknow through its letter no 4462 Dt 25-02-2019 sold & transferred the said land to P.G. Infra Developers LLP (Previously Incorporated as Pvt Ltd Company named P.G. Infra Developers Pvt Ltd DT (Change and incorporated on 26-12-2018.)by executing following sale deeds.</p> <ol style="list-style-type: none"> 1. Sale deed dated 26.03.2021 regd. on 27.03.2021 bahi no. 1 Vol. No.15383 Page no. 139/156 Sr. no. 3381 in respect of plot land area 0.3000 hect of survey no. 74 mauza Magtai tehsil & Distt. Agra. and got its name mutated under vide order dt 17-05-2021 passed by Tehsildar Agra in Case no T2021010101922/2021. 2. Sale deed dated 01.09.2022 regd. on 09.11.2022 bahi no. 1 Vol. No.4592 Page no. 17/32 Sr. no. 4624 in respect of plot land area 0.3000 hect of survey no. 76 mauza Magtai tehsil & Distt. Agra. and got its name mutated under vide order dt 21-01-2023 passed by Tehsildar Agra in Case no T2022010104725/2022 		

3. Sale deed dated 19.09.2022 regd. on 15.11.2022 bahi no. 1 Vol. No.16214 Page no. 301/316 Sr. no. **11863** in respect of plot land area **0.3000 hect** of survey no. 77 mauza Magtai tehsil & Distt. Agra. and got its name mutated under vide order dt 13-01-2023 passed by Tehsildar Agra in Case no T202201010104704/2022.

4. Sale deed dated 19.09.2022 regd. on 17.11.2022 bahi no. 1 Vol. No.16219 Page no. 347/362 Sr. no. **12002** in respect of plot land area **0.3000 hect** of survey no. 78 mauza Magtai tehsil & Distt. Agra. and got its name mutated under vide order dt 13-01-2023 passed by Tehsildar Agra in Case no T202201010104711/2022

Thereafter said Sh. Devi Singh S/o Sh. Shyam Singh as Bhumidhar of survey no. 75 transferred land area **0.2485 Heet** (from northern side adjacent to survey no 74 and 70) Out of Total land area 0.9940 heet, transferred to P.G. Infra Developers LLP vide sale deed dated 23.01.2019 regd.on. 23.01.2019 bahi no.1 vol. no. 14046 page no.59/92 Sr. no. **688**.

Thereafter Sh Ramveer singh s/o Sh Devi Singh executed Sale deed dated 21.10.2023 regd. on 21.10.2023 bahi no. 1 Vol. No.5020 Page no. 345/362 Sr. no. **9064** in respect of plot land area **0.3727 hect** of survey no. 75 mauza Magtai tehsil & Distt. Agra. in favour of P.G. Infra Developers LLP and vendee got its name mutated in Revenue record.

Thereafter said Smt. Savitri Devi W/o Sh. Pooran Singh , Sh. Pooran Singh S/o Ramji lal as Bhumidhar of survey no. 72 land area **2/5 share 0.2344 Hect** transferred to G.G. Dream Cottage Private Ltd. vide sale deed dated 22.05.2010 regd.on. 22.05.2010 bahi no.1 vol. no. 6996 page no.283/366 Sr. no. **5701**.

Thereafter said Sh. Lakhman , Sh. Khemchand, Sh. Chandra Sen S/o Sh. Kishan Singh and Smt Ganga Devi as Bhumidhar of survey no. 72 land area **1/5 share 0.1172 Hect** transferred to G.G. Dream Cottage Private Ltd vide sale deed dated 28.05.2010 regd.on. 28.05.2010 bahi no.1 vol. no. 7006 page no.129/166 Sr. no. **5882**.

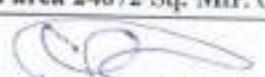
Thereafter said Sh. Om Prakash S/o Sh. Ram Ji Lal as Bhumidhar of survey no. 72 land area **1/5 share 0.1172 Hect**, transferred to G.G. Dream Cottage Private Ltd vide sale deed dated 24.07.2010 regd.on. 24.07.2010 bahi no.1 vol. no. 7126 page no.243/274 Sr. no. **7985**.

Previously Sh. Dayanand @ kalicharan S/o Sh. Ramji lal was found bhumidhar of land survey no. 72 Mauza Magtai Tehsil & Distt. Agra. , Dayanand @ kalicharan executed will deed of his share of survey no. 72 Magtai in favour Sh. Surendra and Sh. Inder lal - Minor of age on 24.02.2007 regd. on 24.02.2007 Bahi no. III vol. no. 130 page no. 303/312 Sr. no. 79 after death of Dayanand @ kalicharan name of Sh Surendra and Indrapal was mutated in revenue papers under vide order dt 12-12-2020 passed by tehsildar in case no 202001010102506

Thereafter said Smt. Ramrati W/o Sh. Kalicharan @ Dayachand as Natural Guardian (Mother) of Sh. Surendra and Indrapal Minor age 17, and 15 years transferred land area **1/5 share 0.1172 Hect** to G.G. Dream Cottage Private Ltd vide sale deed dated 03.02.2011 regd.on. 03.02.2011 bahi no.1 vol. no. 7500 page no.1/36 Sr. no. **1244**, name of name of G.G. Dream Cottage Private Ltd was mutated in revenue papers under vide order dt 27-03-2021 passed by tehsildar in case no T202101010101150

Thereafter said G.G. Dream Cottage Private Ltd as Bhumidhar of survey no. 72 area **0.5860 Hect** transferred to P.G. Infra Developers LLP vide sale deed dated 02.11.2023 regd.on. 02.11.2023 bahi no.1 vol. no. 11874 page no.393/408 Sr. no. **9107**.

Hence said P.G. Infra Developers LLP became the absolute owner total land area **24072 Sq. Mtr. Of Survey**



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	<p>no. 72,74,75,76,77,78 Situated at Mauza Magtni Teh. Sadar Distt. Agra</p> <p>Thereafter P.G. Infra Developers LLP developed and promoted a residential scheme under the name and style KRISHNA CARNIVAL land Survey no. 72,74,75,76,77,78 measuring 24072 Sq. Mtr. Situated at Mauza Magtni Teh. Sadar Distt. Agra. as per lay out approved by ADA.</p> <p>Now said P.G. Infra Developers LLP is the absolute owner having marketable title of the subject property as owner of the same said P.G. Infra Developers LLP Ltd through its designated partners can create EMT of the subject property in favor of Bank by depositing original sale deeds along with all document as are referred to below in this report.</p>	
9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership Rights
10.	If leasehold, whether;	Not Applicable
	(a) Lease Deed is duly stamped and registered	Not Applicable
	(b) Lessee is permitted to mortgage the Leasehold right;	Not Applicable
	(c) Duration of the Lease/unexpired period of lease,	Not Applicable
	(d) If a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	(e) Whether the lease hold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	(f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
11.	If Government grant/ allotment/ Lease-cum/ Sale Agreement, whether grant/ agreement etc. provides for alienable right to the mortgage with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
13.	If the property has been transferred by way of Gift/Settlement Deed, whether;	Not Applicable
	(a) The Gift/Settlement is duly stamped and registered	Not Applicable
	(b) The Gift/Settlement Deed has been attested by two witnesses.	Not Applicable
	(c) The Gift/Settlement Deed transfers the property to Donee.	Not Applicable
	(d) Whether the Donee has accepted the gift signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	Not Applicable
	(e) Whether there is any restriction on the Donor in executing the gift/settlement deed in question.	Not Applicable
	(f) Whether the Donee is in possession of the gifted property.	Not Applicable
	(g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	(h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
14.	(a) In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b) Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Mutation has been effected and owner is in possession
	(c) Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
	(d) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable



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	(e)	Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
15.		Whether the title documents include any testamentary documents/wills ?	Not Applicable
	(a)	In case of wills, whether the will is registered will or unregistered will ?	Not Applicable
	(b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not Applicable
	(c)	Whether the property is mutated on the basis of will ?	Not Applicable
	(d)	Whether the original will is available ?	Not Applicable
	(e)	Whether the original death certificate of the testator is available ?	Not Applicable
	(f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	Not Applicable
16.	(a)	Whether the property is subject to any wakf rights ?	Not Applicable
	(b)	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	Not Applicable
	(c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
17.	(a)	Where the property is a HUF/Joint Family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not Applicable
18.	(a)	Whether the property belongs to any trust or is subject to the rights of any trust ?	Not Applicable
	(b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not Applicable
	(c)	If so additional precautions/permissions to be obtained for creation of valid mortgage ?	Not Applicable
	(d)	Requirements, if any for creation of mortgage as per the general/state laws applicable to the trust in the matter.	Not Applicable
19.	(a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	No, as the layout has been passed for residential purpose
	(b)	In case of agricultural property other relevant records/ documents as per local laws if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not Applicable
	(c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	the layout has been passed for residential purpose
	(d)	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.)	Not Applicable
20.	(a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	Obtain Affidavit from the title holder
	(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
21.	(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Obtain Affidavit from the title holder.
	(b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c)	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.	Not Applicable
22.	(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Belong to LLP
	(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	Yes As per applicable law
	(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Designated partners shall execute documents and proposed

			sale deed
	(d)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board Resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/Provision for Common Seal etc.	Not Applicable
	(e)	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws	Not Applicable
23.	(a)	Whether any POA is involved in the chain of title ?	No .
	(b)	Whether the POA involved is one coupled with interest i.e. a Development Agreement cum Power of Attorney. If so please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c)	In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not applicable
	(d)	In case of Builder's POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	(e)	In case of Common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA	
	(i)	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not applicable
	(ii)	Whether the POA is a registered one ?	Not applicable
	(iii)	Whether the POA is a special or general one ?	Not applicable
	(iv)	Whether the POA contains a specific authority for execution of the title document in question?	Not applicable
	(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained from the office of Sub-Registrar also ?)	Not applicable
	(g)	Please comment on the genuineness of POA ?	Not applicable
	(h)	The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
	(i)	Whether mortgage is being created by a POA holder, check genuineness of the power of Attorney and the extent of the powers given therein and whether the same is properly executed stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
24.		If the property is flat/apartment or residential/ commercial complex, check and comment on the following	Residential Scheme
	(a)	Promoter's/Land Owner's title to the land/building.	Clear
	(b)	Development Agreement/Power of Attorney.	Not applicable
	(c)	Extent of authority of the Developer/builder.	Not applicable
	(d)	Independent title verification of the Land and/or building in question.	Full Ownership
	(e)	Agreement for sale (duly registered)	Not Applicable
	(f)	Payment of proper stamp duty.	Proper stamp Duty
	(g)	Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	(h)	Approval of building plan, permission of appropriate/local authority etc.	Required at the time of construction
	(i)	Conveyance in favor of Society/ Condominium concerned.	Not applicable
	(j)	Occupancy Certificate/allotment letter/letter of concerned.	Not applicable
	(k)	Membership details in the Society etc.	Not applicable
	(l)	Share Certificates.	Not applicable
	(m)	No objection Letter from the Society.	Not applicable
	(n)	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations Development Control Regulations, Co-operative Societies Laws etc.	Not applicable
	(o)	Requirements for noting the Bank charges on the records of the Housing Society, if any :	Not applicable
	(p)	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Obtain from Builder
	(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	(s)	Encumbrances, Attachments and/or claims whether of Government, Central or State or other Local authorities or Third Party Claims, Liens etc. and details thereof	Not Applicable



Pradeep Kulshrestha
Advocate
Civil Court, Agra
Mob - 7310568416

25.	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge, if any.	2012 to 2025 Non Encumbered
	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	111
	(a) Urban Land Ceiling, whether required and if so, details thereon.	Not Applicable
	(b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not Applicable
27.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
28.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Name of mortgagor is reflected as owner in the revenue Papers
29.	(a) Whether the property offered as security is clearly demarcated ?	Yes
	(b) Whether the demarcation/partition of the property is legally valid ?	Yes
	(c) Whether the property has clear access as per documents ?	Yes
30.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny ?	Yes
	(a) Document in relation to electricity connection.	Not Applicable
	(b) Document in relation of water connection.	Not Applicable
	(c) Document in relation to Sales Tax Registration, if any applicable.	Not applicable
	(d) Other utility bills if any.	Not applicable
31.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation utility bills etc.) or the actual current boundary? If so please elaborate/ comment on the same.	Not applicable
32.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comment on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently on making the same available to the advocate)	Not Applicable
33.	Any bar/restriction for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
34.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Yes
35.	In case of absence or original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not Applicable
36.	Whether the governing law/constitution documents of the mortgagor (other than natural persons) permits creation of mortgage and add P.G. Infra Developers LLP if/any local precautions, if any to be taken in such cases.	Not Applicable
37.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
38.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not Applicable
49.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	P.G. Infra Developers LLP

Signature of the Advocate



Arleep Kulshrestha,
Advocate,
Civil Court, Agra
Mob - 7310568416

Certificate of Title

I have examined the Copy Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the document 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 is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

1. I have examined the Documents in details, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
2. I confirm having 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, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable) I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned office, and encumbrances certificate (EC), I hereby certify that genuineness of the Title Deeds. (Suspicious/Doubt, if any has been clarified by making necessary enquiries)
4. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2012 to 2025 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is free from Encumbrance
5. In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgage and the Bank (Delete, whichever is inapplicable) Not applicable.
6. Minor(s) and his/their interest in the property(ies) is to the extent of (specify the share of the Minor with Name) (Strike out if not applicable) Not applicable.
7. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower P.G. Infra Developers LLP
8. I certify that P.G. Infra Developers LLP has absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable



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9. 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.

Sl. No.	Date	Name/ Nature of the Document	Original/Certified Copy/ Certified Extract/ Photocopy etc	
1	27.12.2002	Sale deed	Original	Sale deed dated 27.12.2002 regd. on 27.12.2002 Bahi no. 1 Vol. no. 3641 page no. 393/420 Sr. no. 6631 .
2	23.01.2019	Sale deed	Original	Sale deed dated 23.01.2019 Regd on 23-01-2019 Bahi no 1 Vol no 14046 page no 59/62 sr no 688
3	26.03.2021	Sale deed	Original	Sale deed dated 26.03.2021 regd. on 27.03.2021 bahi no. 1 Vol. No.15383 Page no. 139/156 Sr. no. 3381
4	01.09.2022	Sale deed	Original	Sale deed dated 01.09.2022 regd. on 09.11.2022 bahi no. 1 Vol. No.4592 Page no. 17/32 Sr. no. 4624
5	19.09.2022	Sale deed	Original	Sale deed dated 19.09.2022 regd. on 15.11.2022 bahi no. 1 Vol. No.16214 Page no. 301/316 Sr. no. 11863
6	19-9-2022	Sale deed	Original	Sale deed dated 19.09.2022 regd. on 17.11.2022 bahi no. 1 Vol. No.16219 Page no. 347/362 Sr. no. 12002
7	21.10.2023	Sale deed	Original	Sale deed dated 21.10.2023 regd. on 21.10.2023 bahi no. 1 Vol. No.5020 Page no. 345/362 Sr. no. 9064
8	22.05.2010	Sale deed	Original	Sale deed dated 22.05.2010 regd.on. 22.05.2010 bahi no.1 vol. no. 6996 page no.283/366 Sr. no. 5701 .
9	28.05.2010	Sale deed	Original	Sale deed dated 28.05.2010 regd.on. 28.05.2010 bahi no.1 vol. no. 7006 page no.129/166 Sr. no. 5882 .
10	24.07.2010	Sale deed	Original	Sale deed dated 24.07.2010 regd.on. 24.07.2010 bahi no.1 vol. no. 7126 page no.243/274 Sr. no. 7985 .
11	03.02.2011	Sale deed	Original	Sale deed dated 03.02.2011 regd.on. 03.02.2011 bahi no.1 vol. no. 7500 page no.1/36 Sr. no. 1244
12	02.11.2023	Sale deed	Original	Sale deed dated 02.11.2023 regd.on. 02.11.2023 bahi no.1 vol. no. 11874 page no.393/408 Sr. no. 9107 .
13	Document	Lay out plan approved by competent authority	Copy	Not Applicable
14	Document	Copy of statement of account for confirmation of payment of post dated cheques	Copy	Not Applicable
15	25-02-2019	Copy of permission	Copy	Copy of permission from Add: Awas Ayukt UP Awas Evam Vikas Parishad Sehakarita Anubhag Lucknow
16	25-01-2025	Search Receipt & Certificate	Original	Not applicable

Note:- 1-Designated partners of said LLP shall execute the title deeds and other document

Obtain statement of account for confirmation of payment of post dated cheques mentioned in above detailed sale deeds

Yours faithfully


 Pradeep Kulshrestha
 Advocate
 Civil Court, Agre
 M/o - 7310566416