

भाग 2

प्रस्तुत कर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिवेशक सदर प्रथम

क्रम संख्या 2024245036991

मथुरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 09/12/2024

प्रस्तुतकर्ता या प्रार्थी का नाम दिलीप चौधरी

लेख का प्रकार: भार प्रमाण 2012 वर्ष से 2024 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिग्रहणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 09/12/2024

दिनांक जब लेख प्रतिलिपि या तलाश 09/12/2024

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी अभिलेखागार
सं० उ० नि०, मथुरा

3566
2024

प्रपत्र संख्या 22 नियम
अन्वेषण का प्रमाण-पत्र की संख्या
952 के प्रमाण पत्र की संख्या
952 के प्रार्थना पत्र की संख्या

दिनांक 08 08 2024

श्री... ने मेरे पास नीचे उल्लिखित सम्पत्ति के पत्र देने के लिए प्रार्थना पत्र दिया है। सम्पत्ति का विवरण प्रार्थना पत्र में उल्लिखित के अनुसार दिया जाएगा।

तथा इ-लाटम 51-115
डार प्रोडिक्टिव - इरय सिविल
को. को. जे. जे. ए. ए.
902 इरय आरुड एकुमान
जा-पट के पास 8 अ 223
प्रार्थना पत्र

2024/040 व 2024/1888
इरय 2024/1-31033/226
आक्रम- 2492 2024-1887
इरय 2024-0-1420/110
दाया 2024-1-53 233

मैं एतद्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति पर प्रभाव डालने वाले कार्यों तथा तत्सम्बन्धी भार प्रस्तावों के लिए वर्ष 08 2024 से 08 2024 तक प्रस्तुत तथा अनुक्रमिकाओं का अन्वेषण किया गया है और ऐसे अन्वेषण से निम्नलिखित कार्य भार प्रस्तुत प्रकट होता है।

सम्पत्ति का विवरण जैसा लेख में दिया है	निष्पादन का दिनांक	लेखा का प्रकार तथा मूल्य	पक्षकारों के नाम निष्पादक अलाटमेंट	प्रतिष्ठ संख्या पत्र

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कार्य तथा प्रस्तावों के अतिरिक्त उक्त सम्पत्ति जो प्रस्तावित करने वाला कोई अन्य भार प्रस्तुत प्रकट नहीं हुआ है।
इस प्रमाण पत्र में प्रदर्शित वे भार प्रस्तुत हुए हैं जो कि प्राथमिक प्रमाणित सम्पत्ति के विवरण से अभिन्न हैं। यदि निबंधन अभिलेखों में सम्पत्ति का विवरण अपने से भिन्न रीति से दिया गया है जैसा प्रार्थी ने नहीं लिखा है तो उस स्थिति में वैसे भार प्रस्तुतियों का प्रमाण पत्र में समावेश नहीं किया जाएगा।
किसी भी अन्वेषण व प्रमाण-पत्र यथा सम्भव साक्षरों के कार्यालय द्वारा तैयार किया गया है। फिर भी प्रमाणित किसी भी अन्वेषण प्रमाण-पत्र की त्रुटि अथवा उसके परिणामों के लिए उत्तरदायी नहीं है।
इस पत्र में वे लेख पत्र यदि कोई हो तो प्रस्तुत हो गये हैं किन्तु जिसका निबंधन हो गया है के सम्बन्ध में प्रस्तुत प्रमाण-पत्र शामिल नहीं है।
अन्वेषण तथा प्रमाण-पत्र तैयार किया गया।

प्रमाणित अधिकारी
उप-निबंधक, मयूरा-1

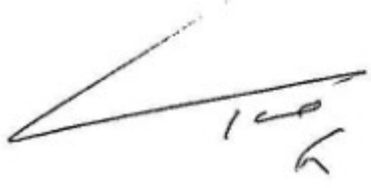
12/12/2024

डॉ. अशोक चंदा / 23

महाराष्ट्र राज्य सरकार / 12-24

1994-2006

2107


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अभिलेखाकार
संशोधन एवं प्रकाशन
मंत्रालय

12/12/2007
15 नवम्बर 2007
कार्यालय पत्र 07/12/07
2006/12/07

म ११

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5

प्रभारी अधिलेखागा
कार्यालय उप निबन्धक
म ११

CERTIFICATE OF TITLE OF LAND CONSISTING KHASRA NO.-1887 (NEW) HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND KHASRA NO 671\1 MINJUMLA AREA 0.031 HECTARE AND KHASRA NO 672 MINJUMLA AREA 1.080/1.111 HECTARE AND KHASRA NO.1888 (NEW) AREA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE AND KHASRA NO 671/1 MINJUMLA AREA 1.796 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA

PROMOTER: TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K K SINGHAL (RERA APPLICATION NO.-787847) ADDRESS: D 2/22 SECTOR-10 DLE FARIDABAD GOVERDHAN ROAD, MATHURA-281004

- 1- I have examined the Certified Copy of Title Deed relating to the schedule properties (As per Annexure A) to be used by the promoter for development of Project.
- 2- I have examined the Documents in detail, taking into account all the previous title from the revenue records and also as per applicable provisions of the Companies Act, 1956 as per detailed Khasra wise description in Annexure B and the other relevant factors. Place: Mathura
- 3- I confirm 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.
- 4- Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, and certified copies of such title deed obtained from the concerned registrar office and encumbrance certificate (EC). I hereby certify the genuineness of the Title Deeds. Suspicious. Doubt, if any, has been clarified by making necessary enquirers. Dated: 12/12/2024
- 5- There are no prior registered Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 12/12/1994 to 12/12/2024 pertaining to the immovable properties covered by above said Title deeds. The property is free from all Encumbrances

6. I certify that TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K K SINGHAL Ltd has an absolute, clear and Marketable title over the Schedule properties consisting KHASRA NO.-1887 (NEW) HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND KHASRA NO.1888 AREA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA(As per Annexure A),

Place: Mathura

Dated: 12/12/2024



Signature of Advocate
DILIP CHAUDHARY
DILIP CHAUDHARY

DILIP CHAUDHARY
Advocate
Mathura

DILIP CHAUDHARY

Advocate
B.A., LL.B.

Office:

Registry Office, Mathura

Mob. : 9808420567

E-mail : dilipchaudhary5651@gmail.com

Annexure B

CHAK NO 671/1 MINJMULA AREA 0.031 HECTARE AND CHAK NO 672 MINJUMLA AREA 1.080 HECTARE TOTAL RAKBA 1.111 HECTARE NEW KHASRA NO.-1887 HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND CHAK NO 671/1 MINJMULA RAKBA 1.796 HECTARE AND NEW KHASRA NO.1888 (HAVING RAKBA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA

That subsequently Shri Bheem Singh son of late Narayan and Srimati kalawati wife of late narayan and kamal singh son of late rohtan singh both R/o-Village jait Mathura executed a registerd sale deed regarding C.H.23 CHAK NO 671/1 MINJMULA RAKBA 1.796 HECTARE AND NEW KHASRA NO.1888 (HAVING RAKBA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA in favour of Harsit maheswari son of vijay kumar and other and said sale deed has been dully registered in office of sub-Registrar (Regn.) Tesil and District Mathura at Bahi NO 1 Doument No1396 Dt. 25/01/2014

And

That subsequently Shri mati Chhaya Mittal wife of Shri vivek kumar mittal r/o-2117 Dempier nagar mathura executed a registerd sale deed regarding C.H.23 CHAK NO 671/1 MINJMULA AREA 0.031 HECTARE AND CHAK NO 672 MINJUMLA AREA 1.080 HECTARE TOTAL RAKBA 1.111 HECTARE NEW KHASRA NO.-1887 HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA in favour of Amit Agrawal son of Shri deen dayal r and said sale deed has been dully registered in office of sub-Registrar (Regn.) Tesil and District Mathura at Bahi NO 1 Doument No 2971 Dt. 31/03/2017

That after execution of aforesaid sale deed as per C.H 41 Khasra No 1975 (NEW) was numbered at the time of consolidation proceedings as CHAK NO 671/1 MINJMULA AREA 0.031 HECTARE AND CHAK NO 672 MINJUMLA AREA 1.080 HECTARE TOTAL RAKBA 1.111 HECTARE NEW KHASRA NO.-1887 HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND CHAK NO 671/1 MINJMULA RAKBA 1.796 HECTARE AND NEW KHASRA NO.1888 (HAVING RAKBA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA was harsit maheswari and amit agrawal and other and as per Khatuni Fasl Year 1429-1434.



DILIP CHAUDHARY
Advocate
Mathura

DILIP CHAUDHARY

Advocate
B.A., LL.B.

Office:

Registry Office, Mathura

Mob. : 9808420567

E-mail : dilipchaudhary5651@gmail.com

SCHEDULE OF THE PROPERTIES- land consisting KHASRA NO.-1887 (NEW) HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND KHASRA NO 671\1 MINJUMLA AREA 0.031 HECTARE AND KHASRA NO 672 MINJUMLA AREA 1.080/1.111 HECTARE AND KHASRA NO.1888 (NEW) AREA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE AND KHASRA NO 671/1 MINJUMLA AREA 1.796 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA

Details of Project Land- TARANG DIVINE CITY PHASE-2

S.No.	Khata no.	Khasra No	Khasra Area In Hectare	TARANG DIVINE JAINT MATHURA (Aea in SQM)	Registry	Reg./Date
1	749	1887	0.1420	1420	9353(Present Owners Deed)	22/04/2024
2	1040	1888	1.36033	13603.3	9352 (Present Owners Deed)	22/04/2024

Place:Mathura

Dated:12/12/2024

Signature of Advocte
DILIP CHAUDHARY

DILIP CHAUDHARY
Advocate
Mathura

That subsequently Mrs. Amrita Agrawal wife of Late Amit Agrawal and Ms Priya Agrawal daughter of Late Amit Agrawal Both R/o-Jamuna dham Goverdhan CHauraha Mathura. executed the registered First sale Deed regarding khasra No. 1887 (NEW) Mauja joint Tesil and District Mathura in favour of TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. KK SHINGHAL and said sale has been dully registered in the office of sub-Registrar Regn. Tesil and District Mathura at Bahi No. 1 jild No 19137 Page No. 245-258 Document. No 9353 Dt. 22/04/2024 and Mrs. Amrita Agrawal wife of Late Amit Agrawal and Ms Priya Agrawal daughter of Late Amit Agrawal Both R/o-Jamuna dham Goverdhan CHauraha Mathura. executed the registered Second sale Deed regarding khasra No. 1888 (NEW) Mauja joint Tesil and District Mathura Etc. in favour of TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. KK SHINGHAL and said sale has been dully registered in the office of sub-Registrar Regn. Tesil and District Mathura at Bahi No. 1 jild No 19137 Page No. 231-244 Document. No 9352 Dt. 22/04/2024

That in this manner title of TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K.K SINGHAL regarding Land KHASRA NO.-1887 (NEW) HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND KHASRA NO 671\1 MINJUMLA AREA 0.031 HECTARE AND KHASRA NO 672 MINJUMLA AREA 1.080/1.111 HECTARE AND KHASRA NO.1888 (NEW) AREA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE AND KHASRA NO 671/1 MINJUMLA AREA 1.796 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JOINT TEHSIL & DISTT. MATHURA is Clear and Marketable.

Place: Mathura

Dated: 12/12/2024

Signature of Advocate
DILIP CHAUDHARY**DILIP CHAUDHARY**
Advocate
Mathura

DILIP CHAUDHARY

Advocate
B.A., LL.B.

Office:

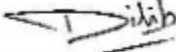
Registry Office, Mathura

Mob. : 9808420567

E-mail : dilipchaudhary5651@gmail.com

If any, has been clarified by making necessary inquiries. Dated: 12/12/2024 5- There are no prior registered Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 12/12/1994 to 12/12/2024 pertaining to the immovable properties covered by above said Title deeds. The property is free from all Encumbrances 6- I certify that TARANG INFRA TECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K K SINGHAL Ltd has an absolute, clear and Marketable title over the Schedule properties consisting KHASRA NO.-1887 (NEW) HAVING AREA 1.1110 HECTARE SHARE AREA 0.1420 HECTARE AND KHASRA NO 671\1 MINJUMLA AREA 0.031 HECTARE AND KHASRA NO 672 MINJUMLA AREA 1.080/1.111 HECTARE AND KHASRA NO.1888 (NEW) AREA 1.7960 HECTARE SHARE AREA 1.39033 HECTARE AND KHASRA NO 671/1 MINJUMLA AREA 1.796 HECTARE TOTAL RAKBA 1.5323 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA

(As per Annexure A), Signature of Advocate DILIP CHAUDHARY


DILIP CHAUDHARY
Advocate
Mathura