



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

(The Property schedule to be provided in tabular format separately each item of property as per the recitals of the property so as to identify the immovable property physically)

PART - I

PROPERTY SCHEDULE

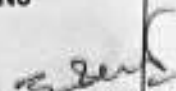
Name of the Owner: - Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagnnathpuri Mathura Tehsil & District Mathura

Khata No.	Khasara No	Extent/Area (in Hectare)	Village	Tahsil/District
132	341 Ka	0.0600	Govindpur	Teh- Mathura Distt- Mathura
	342 Ka	0.0940		
	346	0.0400		
	347	0.0250		
	348	0.0300		
	349	0.7050		
	350 Ka	0.6150		
	351	0.0440		
	352	0.0800		
	9 Kita	1.6930		
134	341 Kha	0.0360	Govindpur	Teh- Mathura Distt- Mathura
	342 Kha	0.1050		
	343	0.7650		
	3 Kita	0.9060		
153	350 Kha	0.0140		
	1 Kita	0.0140		
	13 Kita	2.6130		

Part II - Check List

1	a) Name of the owner b) Address of the Owner	Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan 287/3, Near Janmbhoomi Potara Kund, Jagnnathpuri Mathura Tehsil & District Mathura
2	Constitution of the Owner/s of the property (Individual/Trust/Society/Company/Partnership/LLP/HUF/Association of Persons/Joint)	Individual
3	Description of the Immovable Property/ies offered as security	
	A. Built up Area (indicating clearly GF, FF, SF etc.) as per the Real Estate (Regulation and Development Act 2016)	N.A.
	B. Location details of the Property/ies:	
	i. Name of the Place/ward	Govindpur
	ii. Road/Ward/Block/Stage	Mathura
	iii. Village/Town/City	Nawada
	iv. Taluk	Mathura
	v. District	Mathura
	vi. Panchayath/Town/City Property No.	Mention in Property Schedule
	vii. Registration Sub-district	N.A.

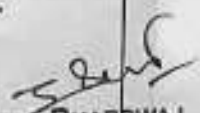
	VIII. Boundaries of the Property *(access road/right of way to the property as per records shall be specified)			N.A.
4.	A. Particulars of the documents scrutinized:			
	Sl. No	Deed/ Document no. and Date	Description of Document/s	Whether Original / Certified Copy / Xerox Copy
	1	28.05.2021	Khatoni	Xerox Copy 1423-28
	2	28.05.2021	Khatoni	Xerox Copy 1423-28
	3	28.05.2021	Khatoni	Xerox Copy 1423-28
	4	14.10.2004- 9538	Sale deed	Xerox Copy
	5	30.03.2013- 6084	Sale Deed	Xerox Copy
	6	26.10.2020- 13216	Sale Deed	Xerox Copy
	B. Whether Certified Copy of the Title Documents are obtained from the relevant Sub-Registrar Office/Revenue Department and compared with the Original title documents produced for scrutiny. (All certified copies obtained and relevant Fee Receipts to be attached) Sl. No. of the document as listed above of which certified copy is obtained and compared			Yes
	C. i. 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? ii) If such online/computer records as available, whether any verification or cross checking are made and the comments/finding in this regard. iii) 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?			Yes Yes, such online/computer records as available, whether any verification or cross checking are made. N.A.
5	Whether Search has been made at relevant Sub-Registrar's /Registrar's Office? And mention the name of the Sub -Registrars Office			Yes Sub Registrar Office Mathura
6	a. Whether it is possible to have registration or 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? b. Whether search has been made at all the offices named at (a) above? c. Whether the searches in the officers of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?			N.A.
7	a. Whether the tracing of the title is done for the last 30 years and is continuous. b. Whether the chain/flow of the title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder			Yes Yes
8	Whether the property is subject to any Special Laws/Enactments viz., Agricultural Laws, weaker Sections, minorities, land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, Land Acquisition, Endowment, Notified for excavation under			No


AJAY KUMAR BHARDWAJ
 Advocate
 Civil Court Compound, Mathura

	Monument/Archaeological sites etc.	
9	Nature of Title of the Intended Mortgagor over the property (Indicate whether Full/absolute ownership rights, Joint Ownership, Leasehold Rights, Occupancy /Possessory Rights or Govt. Allotted/Grantee)	absolute ownership rights
10	If Leasehold; N.A. (a) Whether Lease Deed is duly stamped & registered. Yes/No. (b) Whether Lessee is permitted to mortgage the Leasehold right: Yes/No. (c) Duration of Lease/unexpired period of Lease :Years/Months (d) Whether the Leasehold rights permit for the creation of any super/Permanent structure? Yes/No. (e) Whether the Lessee can sub lease the property.	
11	If ownership is by way of Grant/Allotment/Lease-cum-Sale Agreement, whether; (a) Grant/Agreement provides for Rights to the Mortgagor to mortgage/alienate, if so whether with or without any conditions. (b) Whether any permission from Government or any other Authority is required for creation of mortgage and if so whether valid permission is there or not.	N.A.
12	a. Whether the property is subject to Maintenance and Welfare of Parents and Senior Citizens Act / Minor's Interest/Life interest over the property offered for Mortgage: b. If yes whether the bank can finance / remarks on precautions to be taken	a. No b. N.A.
13	Whether the property has been transferred by way Settlement/Gift/Mortgage Deed, if so; (a) Whether the Deed is duly stamped & registered (b) Whether Gift/Mortgage/Settlement has been attested by two witnesses (c) Whether Deed transfers full ownership rights to the Donee/legatee (d) Whether the Donee has accepted the Gift by signing the Deed or by separate writing or by Implication/acts. & the Gifted Property is in possession of the Donee. (e) Whether the Donor is legally competent to execute the Deed (f) Whether any Interest is reserved for the Donor or other person/s which requires that person/s or donor to join for creation of the mortgage.	N.A.
14	If ownership is through Partition or Family Settlement Deed/s, a. Whether the Original Deed is registered or not. If registered whether the original is available for deposit or not. (remarks on precautions to be taken to create Valid & Enforceable Mortgage) b. Whether Mutation has been effected and whether the proposed Mortgagor is in possession and enjoyment of his share. Whether the separate share of the property is physically identifiable as per the records/sketch. c. Whether the Partition Deed/Settlement Deed is executed in more than one Set? Precautions to be taken for avoiding multiple mortgages in such case. d. If Partition is by Decree of the Competent Court, whether the Decree is Final? e. Original Court Decree is available for mortgage and all other conditions / formalities as per Decree are completed and complied with. f. Whether the Original Court Decree is registered before the Sub-Registrars office or not?	N.A.
15	If the Ownership is through 'WILL'	


AJAY KUMAR BHARDWAJ
 Advocate
 Civil Court Compound, Mathura

	(a) Whether Will in question is the last and Final Will of the Testator as per evidence available. What are the circumstances and / or documents to establish the will in question is the last and final will of the testator? (b) The Will is Registered or an Unregistered Will. (c) The Original Will is available and the Property is mutated on the strength of the Will. (d) Original Death Certificate Issued by Competent Authority is available. (e) Disputes with regard to Will pending before Civil/Revenue Courts if any (f) Whether the original death certificate of the testator is available? (g) Whether will in the matter needs a mandatory probate and if so, whether the same is probated by a competent court?	
16	If the property is Agricultural Property, (a) Confirm that there are no restrictions for creation/enforcement of valid mortgage as per the applicable Local Laws in the light of the purpose of the loan: (b) Whether the property is converted for residential/commercial or other Non-Agricultural purpose. (c) RTC/MR Extracts/ECs etc have been obtained and verified to ensure the validity of title and ownership rights of the Mortgagor. (d) 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	N.A.
17	(a) Whether the Property belongs to Temple/Church or any religious Institution or is subject to Wakf Rights? (b) If so, precautions to be taken for creation of valid/legal mortgage in Bank's favor.	N.A.
18	Whether the property is owned by HUF or is a Joint Family/Ancestral property? If so please discuss about minor's share if any, rights of Female members and precautions to be taken.	N.A.
19	Whether Property belongs to a Trust or subject to rights of any Trust? (a) If so mention whether it is a Private or Public Trust. Whether the Original Trust Deed is verified to confirm that it specifically authorizes creation of Mortgage by the Trustees and Trust deed empowers the Trustees to avail loan. (b) Whether any permissions/ precautions are to be obtained/ taken for creation of Valid Mortgage keeping in view the relative Laws applicable.	N.A.
20	Whether the property is owned by a Partnership Firm/ Private or Public Ltd Company/Co-operative Society/Association? (a) If so, please confirm that the property/ies are in legal ownership and in possession of the respective Legal Entity. (b) The respective legal entity is entitled to own such property/ies and is having valid Borrowing Powers to borrow by mortgaging the property/ies. (c) In case of Companies, confirm having verified Articles of Association to check Borrowing Powers, Authorised Persons to create the mortgage, Affixing of Common Seal, Search with ROC etc.	N.A.
21	A. In case of partnership firm- I. Whether the property belongs to the firm and the deed is properly registered. II. Property belonging to partners, whether contributed? Whether formalities for the same have been completed as	N.A.


AJAY KUMAR BHARDWAJ
 Advocate

Civil Court Compound, Mid. 11/11/18

	per applicable laws? iii. Whether the persons required creating the mortgage? iv. Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm? B. 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. C. In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	
22	Whether any of the conveyance deed is registered before SRO through Power of Attorney (POA)? if yes; a. Whether it is a Registered /Irrevocable POA for said conveyance. b. Discuss whether it is (1) one coupled with interest i.e. Development Agreement-cum-Power of Attorney or (2) executed by Builders in favor of their Partners/ Authorized Representatives/ Employees, or (3) Other type of POA. c. Whether Certified Copy of the POA is available and the same has been verified /compared with the original POA. d. Confirm that the POA was in force/valid on the date of execution of the Document. e. Whether the intended sale/purchase of property is through the POA, if yes mode of POA to be obtained (registered or unregistered) and its enforceability f. Whether the POA bears the necessary powers to execute the conveyance/deed which is subject of title	N.A.
23	If the property offered as Mortgage is a Flat/Apartment/Residential/ Commercial Complex, comments on the following:- (a) Promoter's / Land Owner's title to the land/building (b) Development Agreement/ Power of Attorney (c) Extent of Authority of the Developer / Builder (d) Independent Title verification of the Land & Building in question (e) Duly Registered Agreement for Sale (f) Payment of proper Stamp Duty (g) Approval of the Building Plan, permission of appropriate Local Authority. Etc. (h) Conveyance in favor of Society concerned if any. (i) Membership details in the Society. (j) Occupancy Certificate/Allotment Letter/Letter of Possession (k) Membership details of the Society etc. (l) Share Certificate (m) No Objection Certificate from the Society. (n) All Legal requirements under the Local/Municipal Laws regarding ownership of Flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws. (o) Requirements for noting the Bank charges on the records of the Housing Society, if any. (p) If the property is a vacant land and construction is yet to be made, approval of lay out and other precautions if any. (q) Whether the numbering pattern of the units/Flats tally in all documents such as Approved Plan, Agreement Plan etc.	Owner N.A. N.A. Yes N.A. Yes Yes Yes N.A. N.A. N.A. N.A. N.A. Yes N.A. N.A. Yes
24	Period for which Encumbrance Certificate has been produced If any Encumbrances are created details thereof and date of Satisfaction of charge.(minimum 13years encumbrance if title documents produced trace title for minimum 25years) If of Government or Local Authority details thereof with details of satisfaction and Clear Opinion about the same.	25 Years N.A.

25	Confirmation regarding No Dues of Property Tax / Land Revenue or other Statutory Dues.	N.A.
26	Details of RTC extracts/Mutation Extracts/ Khatha Extracts/Possession Certificate pertaining to the property. Whether the name of the Mortgagor/s is/are reflected in the above records as owner/s.	N.A.
27	Whether Urban Land Ceiling Clearance is required & if so obtained.	N.A.
28	Whether any other Clearance is required & if so obtained	N.A.
29	(a) Whether the Property offered as security has Clear Access as per the documents? (b) Whether Property is clearly demarcated? (c) Whether the Property demarcation/partition of the property is legally valid?	Yes, Clear Yes Yes
30	Whether there is a difference/discrepancy in respect of the boundaries of the property in any of the Title Deeds or any other documents?	No
31	Comments on Valuation Report by Panel Engineer, Approved Plans duly sanctioned by the Competent Authority with specific reference to the description and boundaries of the property on the said Report/ Approved Plan and that as per the Title Deeds. (Supplementary Legal Opinion to be given in case these are produced at a later date.)	Should be obtained from the Valuator
32	Is there any restriction for creation of Mortgage of the subject property under any Local or Special Enactments?	No
33	Whether SARFAESI Act provisions can be enforced against the property offered as security?	Yes
34	Whether the title documents have any court seal/marking which points out any litigation/attachment/security to court respect of the property in question? In such case please comment on such seal/making.	No
35	Details of Legal and other Requirements to be complied with for creation of a Proper, Valid & Enforceable Mortgage by the Mortgagor, in case of absence of Original Title Deeds. Also specify precautions to be taken by the Bank in such case.	N.A.
36	Additional information/ details relevant for investigation of Title as per Local Laws.	No Need
37	Specific Additional Suggestions if any, to safeguard the interest of the Bank for creation of Proper, Valid & Enforceable Mortgage to ensure perfection of the security.	No Need
38	Name of the Person/s who are entitled to create the Mortgage	Shri Keshavam - Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagnathpuri Mathura Tehsil & District Mathura

PART - III

Chronological Tracing of Title with reference to the documents cited at Para 4 A on the corresponding to the property detailed in the schedule above

(Tracing of title for a continuous period of not less than 25 years if not, justifiable reasons therefore)

- A. Certified Copy Of Khatauni Fasli 1423-1428. Dated 28.05.2021
B. Certified Copy Of Khatauni Fasli 1423-1428. Dated 28.05.2021
C. Certified Copy Of Khatauni Fasli 1423-1428. Dated 28.05.2021


AJAY KUMAR BHARDWAJ
Advocate
Civil Court Compound, Mathura
Civil Court Compound, Mathura

- D. Photo Copy of Registered Sale Deed executed by Rambaboo S/o Shri Chandrabhan and Rohit Agrawal S/o Shri Ravikant, Smt. Nisha Agrawal W/o shri Ravikant R/o Gali durgachand City Mathura Tehsi & District- Mathura in favour of Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956 whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura duly registered on this date- 14.10.2004, Book no. 1, vol. no. 2913, on page no. 363 to 378 as document no. 9538, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 350 Kha Area 0.0140 Hectare Mauja- Govindpur Tehsil And District- Mathura)
- E. Photo Copy of Registered Sale Deed executed by Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956 whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura in favour of Mahesh Chand Gupta s/o shri Ratan Lal Gupta R/o Anand Vihar Ramanreti Vrindavan Mathura (his Share 1/2) & Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagannathpuri Mathura Tehsil & District Mathura (his Share 1/2) duly registered on this date-30.03.2013, Book no. 1, vol. no. 9386, on page no. 29 to 506 as document no. 6084, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 & 350Kha/0.0140 Total 13 Kita Area 2.6130 Hectare Mauja- Govindpur Tehsil And District- Mathura)
- F. Photo Copy of Registered Sale Deed executed by Mahesh Chand Gupta s/o shri Ratan Lal Gupta R/o Anand Vihar Ramanreti Vrindavan Mathura (his Share 1/2) in favour Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagannathpuri Mathura Tehsil & District Mathura (his Share 1/2) duly registered on this date-26.10.2020, Book no. 1, vol. no. 16136, on page no. 365 to 378 as document no. 13216, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 & 350Kha/0.0140 Total 13 Kita Area 2.6130 Hectare Mauja- Govindpur Tehsil And District- Mathura)

PART - IV

Scrutiny of title with reference to Law Applicable, Special enactments, Encumbrances, Possession Certificates, Comparison of original title deeds with that of the CC obtained from the SRO/Revenue Dept.

- A. As per documents above, initially property is Self Acquire property and According to the Certified Copy Of Khatauni Fasli 1423-1428 Which is mention Fasli Year 1408 Calendar Year 2002, whose original Recorded Tenor Holder of Khasara No. Khasra No. 350Kha/0.0140 Total Area 0.0140 Hectare in village Govindpur Tehsil & District- Mathura, was person's Rambaboo S/o Shri Chandrabhan and Rohit Agrawal S/o Shri Ravikant, Smt. Nisha Agrawal W/o shri Ravikant R/o Gali durgachand City Mathura Tehsi & District- Mathura.
- B. As per documents above, initially property is Self Acquire property and According to the Certified Copy Of Khatauni Fasli 1423-1428 Which is mention Fasli Year 1408 Calendar Year 2002, whose original Recorded Tenor Holder of Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 Total 12 Kita Area 2.5990 Hectare in village Govindpur Tehsil & District- Mathura, was person's Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956 whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura.
- C. That thereafter, Registered Sale Deed executed by Rambaboo S/o Shri Chandrabhan and Rohit Agrawal S/o Shri Ravikant, Smt. Nisha Agrawal W/o shri Ravikant R/o Gali durgachand City Mathura Tehsi & District- Mathura in favour of Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956 whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura duly registered on this date- 14.10.2004, Book no. 1, vol. no. 2913, on page no. 363 to 378 as document no. 9538, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 350 Kha Area 0.0140 Hectare Mauja- Govindpur Tehsil And District- Mathura)
- Hence, Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956 whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o

AJAY KUMAR BHARDWAJ
Advocate
Civil Court Compound, Mathura

Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura was absolutely tenure holder of Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060, 350 Kha/ 0.0140 Total 13 Kita Area 2.6130 Mauja- Govindpur Tehsil And District- Mathura

- D. That thereafter, Registered Sale Deed executed by Ms. Narsi Iran & Steels Pvt. Ltd., Which is a registered company by a Company act 1956, whose registered office 1918, Daimprier Nagar Mathura Through Director Devidas Ji Garg S/o Shri Narsingh Das R/o Daimprier Nagar Mathura Tehsil & Disst. Mathura in favour of Mahesh Chand Gupta s/o Shri Ratan Lal Gupta R/o Anand Vihar Ramanreti Vrindavan Mathura (his Share 1/2) & Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagannathpuri Mathura Tehsil & District Mathura (his Share 1/2) duly registered on this date- 30.03.2013, Book no. 1, vol. no. 9386, on page no. 29 to 506 as document no. 6084, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 & 350Kha/0.0140 Total 13 Kita Area 2.6130 Hectare Mauja- Govindpur Tehsil And District- Mathura)
- E. That thereafter, Registered Sale Deed executed by Mahesh Chand Gupta s/o Shri Ratan Lal Gupta R/o Anand Vihar Ramanreti Vrindavan Mathura (his Share 1/2) in favour Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagannathpuri Mathura Tehsil & District Mathura (his Share 1/2) duly registered on this date-26.10.2020, Book no. 1, vol. no. 16136, on page no. 365 to 378 as document no. 13216, in the office of Sub-Registrar-Mathura. (Details of Property in Question- A Peace of Agriculture Land Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 & 350Kha/0.0140 Total 13 Kita Area 2.6130 Hectare Mauja- Govindpur Tehsil And District- Mathura)
- F. According to the notification of Uttar Pradesh Government, Municipal Development Section-2 Lucknow-2061 / Nine-16-05 border expansion / 16 dated -28.12.2016, the limits of Municipality Council Mathura increased. In which the questionnaire has been included and according to the notification of Uttar Pradesh Government, Urban Development Section-7 Lucknow, No.1799 / Nine-7-17-08, Border Extension / 16 dated 12.05.2017 according to Municipality Council Mathura and Municipal Council Vrindaban has been formed in Mathura-Vrindaban Municipal Corporation, but till date the taxpayer has not been declared by the corporation in the said area. Hence No Need to Abadi Declare Under Section 80 Revenue Code.

Thus, Shri Keshavam Developers Through Partner Praveen Kumar S/o Shri Laxmi narayan R/o- 287/3, Near Janmbhoomi Potara Kund, Jagannathpuri Mathura Tehsil & District Mathura is the present owner and in possession of Property A Peace Agriculture Land Khasra No. 341 Ka /0.0600, 342 Ka/ 0.0940, 346 /0.0400, 347/ 0.0250, 348/ 0.0300, 349/ 0.7050, 350 Ka/ 0.6150, 351/ 0.0440, 352/ 0.0800, 9 Kita 1.6930 & 341 Kha/ 0.0360, 342 Kha/ 0.1050, 343/ 0.7650, 3 Kita 0.9060 & 350Kha/0.0140 Total 13 Kita Area 2.6130 Hectare Mauja- Govindpur Tehsil And District- Mathura]

CERTIFICATE OF TITLE

1. I CERTIFY THAT I have examined the Title Deed/s & other documents as cited in the preceding paras produced relating to the Schedule Property/ies offered as security by way of Mortgage of the property/ies and that the documents of title referred to in the Opinion are valid evidence of right, title and ownership interest in the property/ies and if the mortgage is created as recommended above, any department will get Valid & Enforceable and proper security.
2. I certify that I have examined the Documents in detail, taking into account all the prevailing Laws & Bank's guidelines and certify that the owner of the property stated above has absolute right, title, interest and marketability over the schedule property. I certify that the title deeds produced before cited in para 4A above at si. No. 13216 are genuine and original title deeds and not duplicate/fake. I have compared the same with the respective certified copies of the title deeds obtained from the jurisdictional SRO/Revenue Office at Mathura and find the same in order.
3. I confirm having made a search in the Local authority/Revenue/Panchayath/Municipal/ City Municipal Records. I confirm having verified and checked the relevant Sub-Registrar's Office after getting

AJAY KUMAR BHARDWAJ

Advocate

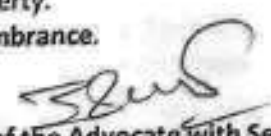
Civil Court Compound, Mathura

certified copy of the Original Title Document/s, I have not found anything adverse that would prevent/prohibit.

4. I have scrutinized the Land Records/ Revenue Records/ Municipal/City-Municipal Records, relative Title Deeds produced, Certified Copies of such Title Deeds obtained from the concerned Registrar's Office and Encumbrance Certificate/s produced and certify that the Title Deeds are genuine and convey proper, legal & valid ownership title to the property/ies.
5. On due scrutiny of the Documents/relevant records, I certify that No Minor Interest is evident/ involved in the property/ies to be any work.
6. There are no prior Mortgage/ Charges/ Encumbrance whatsoever is persisting, as could be evidenced from the Encumbrance Certificate/s for the period from 1988 to 20.05.2021 pertaining to the Property/ies offered as Mortgage Security. I certify that, the encumbrance certificate is continuous for the above said period and I do not find any adverse encumbrances affecting right, title, interest of the property for creating a valid, marketable and absolute mortgage/security.
7. I certify that, on due examination of the scheduled title deeds, search made, the owner of the property has clear, absolute and marketable right, title, interest over the property.
8. It is certify that above mention property is free to any type of Encumbrance.

Place: Mathura

Date: 30.05.2021


Signature of the Advocate with Seal

AJAY KUMAR BHARDWAJ

Advocate

Civil Court Compound, Mathura



सत्यमेव जयते

INDIA NON JUDICIAL

JULI GARG
Acc No.-UP14298604
MATHURA

Government of Uttar Pradesh

e-Stamp

Certificate No.	: IN-UP70671819944006T
Certificate Issued Date	: 30-Apr-2021 03:26 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860428965403582191T
Purchased by	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Second Party	: NA
Stamp Duty Paid By	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line.....



Ramvir Singh Advocate
Public Notary, Mathura

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.shubhslam.com/ or using e-Stamp Mobile App (of State Holding).
2. Any discrepancy in the details on the Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

TO WHOMSOEVER IT MAY CONCERN

ISHYAM SINGH authorized partner of M/s Sri keshavam Developers of the Proposed project "Guru Kripa Villas" do hereby solemnly declare, undertake and state as under

1. That promoter has a legal title to the land on which the development of the project is proposed
2. The proposed Project Guru kripa Villas Khasra no. 341(KA), 341(KHA), 342(KA), 342(KHA), 343, 346, 347, 348, 349, 350, 350(KA), 351 & 352, Mauja Govindpur, demarcated by its boundaries 27°31'11.59"N, 77°39'29.55"E to the North, 27°31'7.28"N, 77°39'29.13"E to the South, 27°31'9.06"N, 77°39'33.43"E to the East and 27°31'9.79"N, 77°39'26.78"E to the West of Village Govindpur, Tehsil Mathura under Mathura-Vrindavan Development Authority, District Mathura, PIN 281001, admeasuring 26130 sq. meter area, being developed by SRI KESHAVAM DEVELOPERS
3. That the said land is free from all encumbrances.
4. That the period within which the project shall be completed by me/promoter is 31st July 2024
5. The declaration is supported with FORM 'B' [See rule3(4)], in form of Affidavit, annexed with this declaration



Ramvir Singh
Public Notary, Mathura

For Sri Keshavam Developers

Shyam Singh
Partner

I the Content of the affidavit
Document read over and explain
to Shri. SHYAM SINGH
who is identified by me
on oath at the
S.No. 07
at my office on 30/07/21

Ramvir Singh
Advocate
Distt Court, Mathura

I Know Shri. SHYAM SINGH
He Has Signed before me



सत्यमेव जयते

INDIA NON JUDICIAL

Government of Uttar Pradesh

e-Stamp

JULI GARG
Acc No.-UP14298604
MATHURA

Certificate No.	: IN-UP70671584059130T
Certificate Issued Date	: 30-Apr-2021 03:25 PM
Account Reference	: NEWIMPACC (SV)/ up14298604/ MATHURA SADAR/ UP-MTH
Unique Doc. Reference	: SUBIN-UPUP1429860428964712058176T
Purchased by	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Description of Document	: Article 4 Affidavit
Property Description	: NA
Consideration Price (Rs.)	:
First Party	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Second Party	: NA
Stamp Duty Paid By	: SRI KESHAVAM DEVELOPERS PARTNER SHYAM SINGHAL
Stamp Duty Amount(Rs.)	: 10 (Ten only)



Please write or type below this line-----



Ramvir Singh Advocate
Public Notary, Mathura

Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at www.uttarstamp.com/ or using e-Stamp Mobile App of Stock Holding.
2. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
3. The onus of checking the legitimacy is on the users of the certificate.
4. In case of any discrepancy please inform the Competent Authority.



FORM B
[See rule 3(4)]

DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of **Sri Keshavam Developers** through its Partner Sh. **SHYAM SINGHAL** promoter of the proposed project

I, promoter of the proposed project does hereby solemnly declare, undertake and state as under:

1. That the firm has a legal title to the land on which the development of the project is proposed
2. That the said land is free from all encumbrances.
3. That the time within which the project shall be completed by me is **31-07-2024**
4. That seventy percent of the amounts realized by me /promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect, and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I- promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the

withdrawal has been in compliance with the proportion to the percentage of completion of the project.

8. That I / promoter shall take all the pending approvals on time, from the competent authorities.

9. That I / promoter have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on any grounds.

For Sri Keshavam Developers

Shyam Singh
Partner

Verification

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me there from.

Verified by me at on this 30 day of April 2021

For Sri Keshavam Developers

Shyam Singh
Partner
Deponent

I declare that the pan card, adhaar number/CIN number uploaded on website is correct and both are of the promoter. I also declare that all other document submitted are correct. If any information, document including details of payment made as fee etc. are found mislead or wrong, the authority may reject the registration.



The Content of the affidavit

Document read over and explained

to Shri. Shyam Singh

who is identified by Shri. M.K.

on oath attested by 08

S.No. 30/04/21

at my office on 30/04/21

I Know Shri. Shyam Singh
He Has Signed before me

Ramvir Singh
Advocate
Public Notary, Mathura

Ramvir Singh
Advocate
Dist Court Mathura