

Saurabh Shrivastava
ADVOCATE



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CIVIL COURT, MATHURA

CERTIFICATE OF TITLE OF LAND CONSISTING KHASRA NO.-1975 (NEW) HAVING AREA 0.970 HECTARE AND KHASRA NO.694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 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 DLF 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.
- 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 enquires.
- 5- There are no prior registered Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 03/04/1991 to 01/04/2021 pertaining to the immovable properties covered by above said Title deeds. The property is free from all Encumbrances except Edelweiss Housing Finance Ltd. and ECL Finance Limited.
- 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.-1975 (NEW) HAVING AREA 0.970 HECTARE AND KHASRA NO.694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 HECTARE SITUATED AT MAUZA JAINT TEHSIL & DISTT. MATHURA** (As per Annexure A).

Place: Mathura

Dated: 26/08/2023

Signature of Advocate

Saurabh Shrivastava


SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



Annexure A

SCHEDULE OF THE PROPERTIES- Land consisting **KHASRA NO.-1975 (NEW) HAVING AREA 0.970 HECTARE AND KHASRA NO.694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 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 CITY MAUJA JAINT MATHURA (Area in SQM)	Registry / Exch. Order No.	Reg./ Exch. Order Date
1	00486	1975 (New)	0.9700	9700.00	6331 (Link Deed)	26-April-12
2	00486	1975 (New)	0.9700	9700.00	17619 (Present Owners Deed)	21-Oct-22
			0.9700	9700.00		

Place: Mathura

Dated: 26/08/2023

Signature of Advocate

Saurabh Shrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



Annexure B

CHAK NO.694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 New Khasra No. 1975 (having Rakba 0.9700 Hectare Mauja Joint Tehsil and District Mathura

That initially as per C.H. 23 694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 Chak No. 1046 (New Khasra. No. 1975) was Shri Lakho S/o Vipti R/o Village Joint Tehsil and District Mathura.

That subsequently Shri Lakho S/o Vipti R/o Village Joint Tehsil and District Mathura executed a registered sale deed regarding C.H. 23 Gata No. 694 Minjumla Rakba 0.048 Hectare, Gata No. 695/1 Rakba 0.7522 Hectare and Gata No. 695/2 Rakba 0.170 Hectare Total Rakba 0.9700 Hectare Mauja Joint Tehsil and District Mathura in favour of Prateek Maheshwari S/o Shri Pradeep Maheshwari R/o Navneet Kunj Opposite Gyatri Tapo Bhumi Vrindavan Road Mathura and Rozer Haus India Private Limited Through Director Arpit Maheshwari S/o Sri Ajay Maheshwari R/o 1950 Dampier Nagar Mathura and Ajay Maheshwari S/o Chotey Lal Maheshwari R/o 1950 Dampier Nagar Mathura and said sale deed has been dully registered in the office of Sub-Registrar (Regn.)Tehsil and District Mathura at Bahi No. 1 Jild No. 8332 Page No. 357-413 Document No. 6331 Dt. 26/04/2012.

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 Gata No. 694 Minjumla Rakba 0.048 Hectare, Gata No. 695/1 Rakba 0.7522 Hectare and Gata No. 695/2 Rakba 0.170 Hectare Total Rakba 0.9700 Hectare Mauja Joint Tehsil and District Mathura and as per CH-45 Khata No. 456 Owner of Khasra No. 1975 was Prateek Maheshwari S/o Shri Pradeep Maheshwari R/o Navneet Kunj Opposite Gyatri Tapo Bhumi Vrindavan Road Mathura and Rozer Haus India Private Limited Through Director Arpit Maheshwari S/o Sri Ajay Maheshwari R/o 1950 Dampier Nagar Mathura and Ajay Maheshwari S/o Chotey Lal Maheshwari R/o 1950 Dampier Nagar Mathura and also as per Khatauni Fasli Year 1429-1434.

That subsequently Prateek Maheshwari S/o Shri Pradeep Maheshwari R/o Navneet Kunj Opposite Gyatri Tapo Bhumi Vrindavan Road Mathura and Rozer Haus India Private Limited Through Director Arpit Maheshwari S/o Sri Ajay Maheshwari R/o 1950 Dampier Nagar Mathura and Ajay Maheshwari S/o Chotey Lal Maheshwari R/o 1950 Dampier Nagar Mathura executed the registered Sale Deed regarding Khasra No. 1975 (New) Mauja Joint Tehsil and District Mathura in favour of

Saurabh Shrivastava

ADVOCATE



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TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K K SINGHAL and said sale deed has been dully registered in the office of Sub-Registrar (Regn.)Tehsil and District Mathura at Bahi No. 1 Jild No. 8332 Page No. 357-413 Document No. 6331 Dt. 26/04/2012

That in this manner title of TARANG INFRATECH PRIVATE LIMITED THROUGH AUTHORIZED SIGNATORY MR. SHARAD SINGHAL S/O LATE. K K SINGHAL regarding Land CHAK NO.694 MINJUMLA/0.048 HECTARE, 695/1MINJUMLA/0.752 HECTARE AND 695/2 MINJUMLA /0.170 HECTARE TOTAL RAKBA 0.9700 New Khasra No. 1975 (having Rakba 0.9700 Hectare Mauja Joint Tehsil and District Mathura is Clear and Marketable.

Place: Mathura

Dated:-26/08/2023

Signature of Advocate

Saurabh Shrivastava

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ADVOCATE
REG. No. UP 4293/1996