

# Pradeep Kulshrestha

(Advocate)

Collectorate/Civil Courts, Agra

Legal Advisor : State Bank of India,

Mob. : 9412301246

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Paschimpuri Road, Agra.

Date:- 08.04.2025

## TITLE INVESTIGATION REPORT SUPPLEMENTARY

To,  
Secretary  
UP Rera  
Lucknow

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

1.	(a)	Name of the Branch/Business Unit/Office seeking opinion	S.B.I. SME Branch, Agra.
	(b)	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded	Nil
	(c)	Name of the Borrower	Intending buyers of Unit/Plot/House proposed under Group Housing Scheme situated at Suman Enclave part of Khasra No. 2402 Mauja Raibha Tehsil Kiraoli Distt. Agra. owned, developed & promoted by Uttam Ventures Pvt. Ltd. earlier known as Ultra Fresh Food Pvt. Ltd. through its directors
2.	(a)	Name of the unit/concern/company/ person offering the property/(ies) as security	Intending Borrower
	(b)	Constitution of the unit/concern/person/ body/authority offering the property for creation of charge.	As above.
	(c)	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor etc.)	Approved Project Finance
3.		Complete or full description of the immovable property/(ies) offered as security including the following details.	Property i.e. Unit/Plot/House proposed under Group Housing Scheme Suman Enclave measuring 11450 Sq. Mtr. part of Khasra No. 2402 of Mauza Raibha, Tehsil Kiraoli, Distt. Agra
	(a)	Survey No.	2402
	(b)	Door/House No. (in case of house property)	N. A.
	(c)	Extent/area including plinth/built up area in case of house property	N. A.
	(d)	Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Property i.e. Unit/Plot/House proposed under Group Housing Scheme measuring Suman Enclave 11450 Sq. Mtr. bearing Khasra No. 2402 of Mauza Raibha, Tehsil Kiraoli, Distt. Agra.
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
	1.		Copies of Khataoni
			Original/Certified Copy/ Certified Extract/ Photocopy etc.
			Net Copy
			NA

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2.	01.10.2014	Sale Deed	Original and Certified Copy	Sale deed dated 01.10.2014 Regd. on 01.10.2014 Bahi No. 1 Zild No. 3863 Page No. 33/58 Sr. No. 11903. Executed by Shri Shibbo in favour of Smt. Manorma Rani Agarwal, Smt. Richa Bindal and Smt. Pranjal Bindal
3.	10.08.2015	Sale Deed	Original and Certified Copy	Sale deed dated 10.08.2015 Regd. on 10.08.2015 Bahi No. 1 Zild No. 4193 Page No. 389/422 Sr. No. 8301. Executed by Smt. Manorma Rani Agarwal, Smt. Richa Bindal, Smt. Pranjal Bindal and Shri Shibbo in favour of Ultra Fresh Food Pvt. Ltd. Agra
4.	14.01.2019	Certificate of Incorporation	Photocopy	NA
5.	26.12.2024	Approved map approved by Zila Panchayat	Photocopy	NA
6.		M.O.A. & A.O.A.	Photocopy	NA
7.	28.08.2024	Order of SDM for declaration as Abadi along with Nazri Naksha	Photocopy	NA
8.		Index of charges of M/s Uttam Ventures Pvt. Ltd. downloaded from website of Ministry of Corporate Affairs	Net Copy	NA
9.	17.01.2025	Revenue Receipt	Original	NA
10.	21.01.2025	Search Certificate	Original	NA
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 along with the TIR)			Yes, Registered Documents are verified from Sub Registrar, Kiraoli Distt. Agra
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?	Yes.	
	(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 December 2017 till date	
	(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?	Yes.	
7.	(a)	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar, Kiraoli Distt. 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?	Yes, Sub - Registrar Kiraoli Distt. Agra.	
	(c)	Whether search has been made at all the offices named at (b) above?	Yes	
	(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in	No	

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	respect of the property in question ?	
8.	<p><b>After perusal of the enclosure and inspection of available records Index-2 in the</b></p> <p>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 &amp; inspection of records in index no. 2 for the last 13 years in the office of sub-registrar Kiraoli Distt. Agra it becomes clear that Shri Shibbo S/o Shri Kaliyan @ Karua R/o Vill. Raibha Tehsil Kiraoli Distt. Agra found recorded bhumidhar with transferrable rights land of Khasra No. 2402 area 1.1450 Hect. situated at Mauza Raibha Tehsil Kiraoli Distt. Agra.</p> <p>Later on, said Shri Shibbo sold &amp; transferred the land area 0.2880 Hect. of above said Khasra no. in favour of Smt. Manorma Rani Agarwal W/o Shri Gopal Prasad, Smt. Richa Bindal W/o Shri Jitendra Bindal, Smt. Pranjal Bindal W/o Shri Indresh Bindal all R/o G - 79 Kamla Nagar Block - G Agra vide sale deed dated 01.10.2014 Regd. on 01.10.2014 Bahi No. 1 Zild No. 3863 Page No. 33/58 Sr. No. 11903. The name of vendees in place of vendor have already been mutated in Revenue Record by the order of Tehsildar Kiraoli dated 19.11.2014 in case no. 1456/13-14.</p> <p>Later on, said Smt. Manorma Rani Agarwal, Smt. Richa Bindal and Smt. Pranjal Bindal sold &amp; transferred land area 0.2880 Hect. along with Shri Shibbo sold &amp; transferred land area 0.8570 Hect. of above said khasra no. in favour of Ultra Fresh Food Pvt. Ltd. Agra through its director Shri Sanjeev Kumar S/o Shri Uttam Singh R/o 74 Kalindi Puram Mau Road Agra vide sale deed dated 10.08.2015 Regd. on 10.08.2015 Bahi No. 1 Zild No. 4193 Page No. 389/422 Sr. No. 8301.</p> <p>Thereby said Ultra Fresh Food Pvt. Ltd. Agra through its directors became the owner of land area 1.1450 Hect. of Khasra No. 2402 of Vill. Raibha Tehsil Kiraoli Distt. Agra. The name of vendee in place of vendors have already been mutated in Revenue Record by the order of Tehsildar Kiraoli dated 19.09.2015 in case no. 922/2015.</p> <p>That the name of Ultra Fresh Food Pvt. Ltd. Agra has been changed to Uttam Ventures Pvt. Ltd. which is evident from the enclosed copy of Certificate of Incorporation pursuant to change of name issued by registrar of companies Kanpur on 14.01.2019.</p> <p>Later on, the above said Khasra No. was declared for use other than agricultural purpose by the order of SDM Kiraoli dated 28.08.2024 passed in case no. T802024040737 under section 80 of U.P. Revenue Code 2006.</p> <p>Later on, said Uttam Ventures Pvt. Ltd. developed and promoted a residential colony under the name and style as Suman Enclave over the land area 10030.40 Sq. Mtr. part of Khasra No. 2402 as per approved map approved by Zila Panchayat Agra.</p> <p>Now said Uttam Ventures Pvt. Ltd. through its directors is the Bonafied Owner of the said scheme. as owner of the same said Uttam Ventures Pvt. Ltd. through its directors will execute the sale deed of unit/house in the group housing scheme in favor of said prospective buyers only then said prospective buyers can create EMT of the subject property in favor of Bank by depositing proposed original sale deed 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.	If occupancy right, whether	
(a)	Such right is heritable and transferable.	Not Applicable
(b)	Mortgage can be created	Yes
		Yes

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13.	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
14.	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 Donnie 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
15.	(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.	Not Applicable
(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
(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
16.	Whether the tile 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
17.	(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
18.	(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
19.	(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

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	(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 central/state laws applicable to the trust in the matter.	Not Applicable
20.	(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
	(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?	No
	(c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Yes.
21.		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, Coastal Zone Regulations, Environmental Clearance, etc.)	Not Applicable
22.	(a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	No
	(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
23.	(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No
	(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/markings.	Not Applicable
24.	(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	No
	(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
25.		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.	Pvt. Ltd. Company Charges of SBI. BOB with ROC
26.		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
27.	(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	No
	(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

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	(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
28.		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
29.		If the property is flat/apartment or residential/ commercial complex, check and comment on the following.	Residential
	(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.	Not applicable
	(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 layout and other precautions, if any.	Approved map at the time of construction is required.
	(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes.
30.		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
31.		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
32.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	Not Applicable
33.	(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
34.		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
35.		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	In Revenue Records
36.	(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
37.		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

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	(c)	Document in relation to Sales Tax Registration, if any applicable.	Not applicable
	(d)	Other utility bills if any.	Not applicable
38.		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.	Present title holder purchased the land as agricultural land, Boundaries are not mentioned in sale deed hence boundaries of subject property can be considered from valuer's report.
39.		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)	Boundaries of subject property can be considered from valuer's report.
40.		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
41.		Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Yes
42.		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
43.		Whether the governing law/constitution documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable
44.		Additional aspects relevant for investigation of title as per local laws.	Not Applicable
45.		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not Applicable
46.		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Intending Borrower

  
Signature of the Advocate

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Certificate of Title

I have examined the Certified 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 **Intending Borrower.**
8. I certify that **Uttam Ventures Pvt. Ltd. earlier known as Ultra Fresh Food Pvt. Ltd. through its directors** 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
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 - **Not applicable**

SCHEDULE OF THE PROPERTY(IES):

Property i.e. Unit/Plot/House proposed under Group Housing Scheme measuring 11450 Sq. Mtr. bearing Khasra No. 2402 of Mauza Raibha, Tehsil Kiraoli, Dist. Agra, Bounded as under :

Present title holder purchased the land as agricultural land, Boundaries are not mentioned in sale deed hence boundaries of subject property can be considered from valuer's report.

**Note : RERA registration to be obtained.**

Your's faithfully

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## भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

अपनिबन्धक किरावली

क्रम संख्या 2025007000993

आगरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/01/2025

प्रस्तुतकर्ता या प्रार्थी का नाम प्रदीप कुलश्रेष्ठ एड०

लेख का प्रकार : भार प्रमाण पत्र

2012 वर्ष से 2024 तक

प्रतिफल की धनराशि 100

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

1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 17/01/2025

दिनांक जब लेख प्रतिलिपि या तलाश 17/01/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार  
किरावली (आगरा)

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भाग 1

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला  
उपनिबन्धक किरावली  
आगरा

क्रम संख्या 2025007000994

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 17/01/2025

प्रस्तुतकर्ता या प्रार्थी का नाम प्रदीप कुलश्रेष्ठ एड०

लेख का प्रकार : भार प्रमाण पत्र

2024 वर्ष से 2025 तक  
प्रतिफल की धनराशि 20

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

1 में 6 तक का योग 20

शुल्क वसूल करने का दिनांक 17/01/2025

दिनांक जब लेख प्रतिलिपि या तलाश 17/01/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

सब रजिस्ट्रार  
किरावली (आगरा)

# CERTIFICATE OF SEARCH

Certificate No.

53

of 2025

Application No. 53 of 2025

1. प्रतीप अलखोप. एडो.

has applied for issuing the search certificate giving particulars of registered acts and encumbrances, if any, in respect of the property mentioned as below.

किरावली (आगरा) प्रतिसका क्षेत्र 11450 वर्ग मी. का आलेख प्रत्यक्ष - ओसर्स उत्तम वेचर्स प्रा. लि. पूर्व नाम वेचर्स अलू प्रेश फूड प्रा. लि. द्वारा 31 दिसंबर 2024 तक अ. उत्तम सिंह अ. कालिन्दी प्रथम अ. रोड खन्गारी आगरा

I, hereby certify that - search has been made in the index-II of book I from 13.01.2012 to 12.01.2024 for the acts and encumbrances affecting the aforesaid property. The particulars of acts and encumbrances affecting the above mentioned property has been found as follow:-

No.	Description of property given in the registered records.	date of execution	Nature & Value	Claimants Entry No.	Year
1	2	3	4	5	6

उपरोक्त रिकार्ड के अनुसार उपरोक्त सम्पत्ति पर कोई आर नही पाया गया

I also certify that no acts and encumbrances has been found in the available and registered records of the Office.

Search Certificate Prepared by

Signature

Search Certificate Compared by

Designation

## NOTE:-

1. The search Certificate has been Prepared with reference to the description of the Property furnished by the applicants. If the property has been described in the registered documents in different manner as the applicants has described, than evidencing such documents has not been included in the search Certificate.

2. The requisite search certificate has been prepared Carefully on the basis of available records of index -II of Book-I, but department shall not be responsible for the incorrectness of this Certificates.

उप निबन्धक  
किरावली आगरा

# CERTIFICATE OF SEARCH

Certificate No. 54 of 2025 Application No. 54 of 2025  
 श्री. प्रदीप. कुलश्रेष्ठ ए.डि.

has applied for issuing the search certificate giving particulars of registered acts and encumbrances, in respect of the property mentioned as below.

एक कित सम्पत्ति स्थित गावा सं० 2402 मौजा रायगा तहसील रावली (आगरा) जिल्ला को - 11450 वर्ग मी. हो आलेको आशपाद मेसर्स उत्तम बेन्चर्स प्रा लि० पूर्व नाम मेसर्स अल्ला फ्रेश फूड प्रा लि० द्वारा जयदेवतर संजीव कुमार सिंह डा० उत्तम सिंह प्रा० कोलेन्दीपुरम अड्डा रोड खन्सारी आगरा

I, hereby certify that search has been made in the index-II of book I from 13-01-2024 to 12-01-2025 for the acts and encumbrances affecting the aforesaid property. The Particulars of acts and encumbrances affecting the above mentioned property has been found as follow:-

No.	Description of property given in the registered records.	date of execution	Nature & Value	Claimants Entry No.	Year
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1	2	3	4	5	6	7
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उपरोक्त रिकार्ड के अनुसार उपरोक्त सम्पत्ति पर कोई भार नहीं पाया गया

I also certify that no acts and encumbrances has been found in the available and registered records of the Office.

Search Certificate Prepared by

Signature

Search Certificate Compared by

Designation

उप निबन्धक  
किरावली आगरा

## NOTE:-

1. The search Certificate has been Prepared with reference to the description of the Property furnished by the applicants. If the properties has been described in the registered documents in different manner as the applicants has described, than evidencing such documents has not been included in the search Certificate.

2. The requisite search certificate has been prepared Carefully on the basis of available records of index -II of Book-I, but department shall not be responsible for the incorrectness of this Certificates.