



CIVIL COURT, MATHURA

CERTIFICATE OF ENCUMBRANCE AND TITLE OF LANDFORMING PART OF PROJECT SHRI RADHA GULMOHAR-4-EWS AND LIGCONSISTING KHASRA NO.-149(P)SITUATED AT MAUZA SATOHA ASGARPU, TEHSIL & DISTT. MATHURA.

PROMOTER: S J P GLOBAL LIMITED

ADDRESS : 111, SHRI JAMUNA DHAM, GOVERDHAN ROAD, MATHURA-281004

- 1- I have examined the Title Deed and other related documents to the schedule properties (As per Annexure A) to be used by the promoter for development of Project.
- 2- I confirm that I 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.
- 3- On the basis of scrutiny of Land Records/Revenue Records and relative Title Deeds obtained from the concerned registrar office and encumbrance certificate (EC) obtained by me and documents provided by promoter; I hereby certify that title deeds as per Annexure "A" were mortgaged with ECL Finance Limited vide Indenture of Mortgage Deed dated 06th February, 2020 registered with the Sub-registrar Mathura on 06/02/2020 with registration Number 217 of 2020.
- 4- I certify that S.J.P. Global Ltd has an absolute, clear and Marketable title and there is no encumbrance existed mentioned in para 3 supra over the Schedule properties consisting Khasra No. 149 (P) SITUATED AT MAUZA SATOHA ASGARPU, TEHSIL & DISTT. MATHURA (As per Annexure A).

Place: Mathura

Dated: 29-08-2024


SAURABH SHRIVASTAVA
Signature of Advocate
Saurabh Shrivastava
B-59, Moti Kunj Extension
Near Mama Ki Tal, Mathura
Mob. 9412627509

ANNEXURE

**Land Details of the Project Shri Radha Gulmohar-4-EWS AND LIG
Mauza- Satoha Asgarpur**

S. No.	KHATA NO	Khasra No.	Net Area as per Khatoni (SQM)	Area Used (SQM)	Registry / Exc. Order No	Registry/ Exc. Order Date
1	33	149 (P)	5,960.00	2,150.00	14660	06-08-13
Total				2,150.00		

Place: Mathura

Dated: 29-08-2024


Signature of Advocate
Saurabh Shrivastava
SAURABH SHRIVASTAVA
Advocate
B-59, Moti Kunj Extension
Near Mama Ki Tal, Mathura
Mob. 9412627509

DETAILS OF ENCUMBRANCES	
PARTICULARS	DETAILS
PROJECT NAME-	SHRI RADHA GULMOHAR-4-EWS AND LIG
PROPERTY DETAILS ADDRESS-	MAUZA- SATOHA ASGARPUR AND NAGLA SADOLA, MATHURA.
LENDER NAME-	ECL FINANCE LIMITED
SANCTIONED LOAN AMOUNT-	1. Land sitauted at Mauza- Satoha Asgarpur and Nagla Sadola, measuring area 2,80,322 SQM has been mortgaged with lander as security against the loan of Rs. 43 Cr. 2. Out of Total land area of 2,80,322 SQM promoter has got approval of Project Shri Radha Gulmohar-3 measuring area 1,42,556 SQM, Project Shri Radha Gulmohar-4 measuring area 99236 SQM from the Mathura Vrindavan Devlopment Authority and Project Shri Radha Gulmohar-5 measuring area 16014.69 SQM.

For SJP Global Limited

For SJP Global Ltd.

Auth. Signatory

Authorise Signatory