

Pradeep kumar Kulshrestha

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Reff no 001/Misc/25

Date -02-08-2025

To whom so ever it may concern.

I, Pradeep kumar kulshrestha is practicing as an Advocate in District Court Agra since 1983.having experience as an Advocate of more then 41 years in Revenue land related matters and Civil matters . Applicant has roaring practice.

Yours Faithfully



Pradeep kumar Kulshrestha

Date of Registration 14-08-1983

Date of Enrolment No 4188/83

Encs- Copy of Registration Certificate



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बार कौंसिल आफ उत्तर प्रदेश

नं० A 8561



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश-४१८० सन् १९८३

प्रमाणित किया जाता है कि

श्री/कुमारी/श्रीमती सुदीपकुमार आत्मज/आत्मजा/पत्नी
श्री नरेश्वर प्रसाद जिला अगर आज की तिथि से
उत्तर प्रदेश बार कौंसिल के अंतर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका
नाम ऐडवोकेट्स अधिनियम, १९६१ व १९७७ के अधीन बार कौंसिल द्वारा
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १४ अगस्त १९८३ को बार कौंसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगम्वरूप मुद्रांक शुल्क
(रु० २५०) का मुद्रांक-पत्र एतत्सह संलग्न है।

हरि कृष्ण अग्रवाल
(हरि कृष्ण अग्रवाल)
सचिव
बार कौंसिल आफ उत्तर प्रदेश

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Date:-15-02-2025

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

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

1.	Name of the Owner	1-Krishna Bhu Vikas LLP through its Designated partner Sh. Vinod Kumar Agrawal S/o Late Sh. MotiLal Agrawal R/o F-4, Professor colony Kamala Nagar Agra and 2- Kridha Earth Developers LLP through its Designated partner ,Office at Plot no 2 Sector 16 B Awas Vikas Colony Sikandra Agra		
2.	Name of the unit/concern/company/ person offering the property/(ies) as security	Partnership Firm		
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Property i.e. Nagar Nigam Number 8/390 & 8/390/1 to 5 Measuring 4613.23 Sq. Mtr. situated at Bhero Bazar Jivani Mandi Chhatta ward Tehsil & Distt. Agra.		
	(a) Survey No.	Nagar Nigam Number 8/390 & 8/390/1 to 5		
	(b) Door/House No. (in case of house property)	Not applicable		
	(c) Extent/area including plinth/built up area in case of house property	Not applicable		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Property i.e. Nagar Nigam Number 8/390 & 8/390/1 to 5 Measuring 4613.23 Sq. Mtr. situated at Bhero Bazar Jivani Mandi Chhatta ward Tehsil & Distt. Agra. Boundaries as per valuation Report		
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	Original/Certified Copy/ Certified Extract/ Photocopy etc.	
1.	18-12-2023	Sale deed	Original	Sale deed 18-12-2023 Regd. on 19-12-2023 bahi 1 vol no 11936 ,page no 371/386 sr no 10649. executed by Devyani Faujdar in favour of kridha Earth Developers LLP
2.	18-12-2023	Agreement to sale deed	Original	Agreement to sale deed 18.12.2023 regd on 19.12.2023 bahi 1 vol no 11936 page no 387/398 sr no 10650. executed by Devyani Faujdar in favour of Krishna Bhu Vikas LLP

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3.	17.08.2024	Sale deed	Original	sale deed 17.08.2024 Regd. on 17.08.2024 bahi 1 vol no 12258 page no 29/46 sr no 7568.executed by Devyani Faujdar in favour of Krishna Bhu Vikas LLP
4.	24.12.1982.	Will deed	Copy	Will deed
5.	21-06-2013	Death Certificate	Copy	Death Certificate of KP Bhargav
6.	21-06-2013	Death Certificate	Copy	Death Certificate of Shiv kumari Bhargav.
7	18-01-2022	Death Certificate	Copy	Death Certificate of Shiv Raj Bhargav.
8	03-08-2022	Succession report	Copy	Succession report dt 03.08.2022 issued by the office of D.M. Agra
9	28-02-1987	Copy of Tax Receipt	Copy	Copy of Tax Receipt.
10	02-01-2025	Copy of Map	Copy	Copy of Map approved by ADA no. ADA/BP/24-25-0232
11	15-02-2025	Search Receipt & Certificate	Original	Not applicable
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 alongwith the TIR)			Yes, Registered Documents are verified from Sub Registrar, 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 The Online record with Sub – Registrar office Agra is available from 01.12.2017 to up to date.
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		Yes
	(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 ?		No
7.	(a)	Property offered as security falls within the jurisdiction of which sub-registrar office ?		Sub-Registrar 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 ?		No
	(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 respect of the property in question ?		No
8.	After perusal of the enclosure and inspection of available records Index-2 in the 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.			

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After perusal of enclosures and inspection of the revenue record available for the last 13 years it becomes clear that Initially Sh. Krishna Prasad Bhargava S/o Pandit Gopal Prasad Bhargava was found owner in possession of bearing Nagar Nigam Number 8/390. Situated at Bhero Bazar Jivani Mandi Chhatta ward Tehsil & Distt. Agra. Thereafter Sh. Krishna Prasad Bhargava formed G.G family benefit trust and sh. Tej Kumar Bhargava, Sh. Shivraj Bhargava, Nandani Bhargava Smt. Shiv Kumari Bhargava were appointed as a trustee by executing will deed dt. 24.12.1982.

Unfortunately said Sh. Krishna Prasad Bhargava died on 21.01.1983 After demise of Sh. Krishna Prasad Bhargava will deed dt. 24.12.1982 came in to effect and in this reference District Judge passed on order dt. 07.12.1991 to probate the above detail will deed dt. 24.12.1982.

As per condition disclosed on page no. 05 clause E of will deed clarifying the date of vesting in this clause mean the day on which 18 yrs shall have elapsed from the date of death of said Sh. Krishna Prasad Bhargava. Unfortunately Sh. Krishna Prasad Bhargava died on 21.01.1983. and more then 18 years has been passed, As per above condition Said the subject property was devolved upon beneficiary Smt. Devyani Faujdar legal heirs of Smt. Nandani Bhargava as Smt Shiv kumari Bhargav died on 7-02-1991, Sh. Shiv Raj Bhargav already died on 05-01-2022 and Nandani Bhargava died on 07.08.1998 as evident from the succession report dt 03.08.2022 issued by the office of D.M. Agra and death certificate enclosed.

Thereafter said Devyani faujdar transferred property area 3731.07 Sq mtrs part of property Number 8/390 & 8/390/1 to 5 to Kridha Earth Developers LLP hna Bhu Vikas LLP through its partner Sh Rakesh Kohali vide sale deed 18-12-2023 Regd. on 19-12-2023 bahi 1 vol no 11936 page no 371/386 sr no 10649

Further said Devyani Faujdar D/o Shivraj Prasad executed agreement to sale property area 882.16 Sq Mrs bearing Nagar Nigam Number 8/390 & 8/390/1 to 5 in favour of Krishna Bhu Vikas LLP on 18.12.2023 regd on 19.12.2023 bahi 1 vol no 11936 page no 387/398 sr no 10650.

Further in pursuance of agreement to sale said Devyani faujdar transferred the subject property area 882.16 Sq Mrs to Krishna Bhu Vikas LLP through its partner Sh Vinod kumar Agarwal vide sale deed 17.08.2024 Regd. on 17.08.2024 bahi 1 vol no 12258 page no 29/46 sr no 7568.

Krishna Bhu Vikas LLP through its Designated partner 2- Kridha Earth Developers LLP through its Designated partner both became the owner of total land area 4623.13 Sq Mtrs Number 8/390 & 8/390/1 to 5 situated at Bhero Bazar Jivani Mandi Chhatta ward Tehsil & Distt. Agra..

Krishna Bhu Vikas LLP, and Kridha Earth Developers LLP jointly have got plan approved from the Agra Development Authority for development of COMMERCIAL SCHEME NAMED KRISHNA METRO MALL at Bhero Bazar Jivani Mandi Chhatta ward Tehsil & Distt. Agra. measuring 4623.13 Sq. Mtr.

Now Krishna Bhu Vikas LLP through its Designated partner 2- Kridha Earth Developers LLP through its Designated partner are the Bonafied Owners having marketable title of the subject property. As owners of the same Krishna Bhu Vikas LLP through its Designated partner 2- Kridha Earth Developers LLP through its Designated partner can create EMT of Subject property in favour of the bank. By depositing original sale deed along with other document as are referred hereinafter subject to. payment of post dated cheques mentioned in above detailed sale deeds.

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

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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.	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
13.	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 Donor 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
14.	(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 mortgageable 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
15.	Whether the title documents include any testamentary documents/wills ?	Yes
(a)	In case of wills, whether the will is registered will or unregistered will ?	unregistered will
(b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not mandatory in UP however it has been Probated. By the Competent Court
(c)	Whether the property is mutated on the basis of will ?	Not Applicable
(d)	Whether the original will is available ?	Photocopy available
(e)	Whether the original death certificate of the testator is available ?	Yes
(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)	It has been Probated. By the Competent Court
16.	(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
17.	(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

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18.	(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
	(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
19.	(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.	Not Applicable
	(d)	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
20.	(a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	Obtain Affidavit from the title holder
	(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
21.	(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Obtain Affidavit from the title holder.
	(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
22.	(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Belong to LLP
	(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	Yes As per applicable law
	(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Designated partners shall execute documents and proposed sale deed
	(d)	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.	Belong to LLP
	(e)	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
23.	(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	
	(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
	(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

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	(h)	The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
	(i)	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
24.		If the property is flat/apartment or residential/ commercial complex, check and comment on the following.	Commercial Scheme
	(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 duly.	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.	Yes Approved on 02-01-2025 by ADA bearing no ADA/BP/24-25-0232
	(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 lay-out and other precautions, if any.	Obtain from Brower
	(q)	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	(s)	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
25.		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
26.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	Not Applicable
	(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
27.		Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
28.		Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Not Applicable
29.	(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
30.		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.	Obtain from borrower
	(b)	Document in relation of water connection.	Obtain from borrower
	(c)	Document in relation to Sales Tax Registration, if any applicable.	Not applicable
	(d)	Other utility bills if any.	Not applicable
31.		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.	Not applicable
32.		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)	Not Applicable
33.		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

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34.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Yes
35.	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
36.	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
37.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
38.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not Applicable
39.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Krishna Bhu Vikas LLP through its Designated partner2- Kridha Earth Developers LLP through its Designated partner

Signature of the Advocate

Annexure - C

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 M/s Vijay International Krishna Bhu Vikas LLP through its Designated partner 2- Kridha Earth Developers LLP
8. I certify that Krishna Bhu Vikas LLP through its Designated partner 2- Kridha Earth Developers LLP through its Designated partner have 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 subject to payment of post dated cheques mentioned in above detailed sale deeds
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.


Pradeep Kulshrestha
 Advocate
 Civil Court, Agra
 Mob - 7310568416

Sl. No.	Date	Name/ Nature of the Document	Original/Certified Copy/ Certified Extract/ Photocopy etc.	
1	18-12-2023	Sale deed	Original	Sale deed 18-12-2023 Regd. on 19-12-2023 bahi 1 vol no 11936 page no 371/386 sr no 10649.
2	18-12-2023	Agreement to sale deed	Original	Agreement to sale deed 18.12.2023 regd on 19.12.2023 bahi 1 vol no 11936 page no 387/398 sr no 10650.
3	17.08.2024	Sale deed	Original	sale deed 17.08.2024 Regd. on 17.08.2024 bahi 1 vol no 12258 page no 29/46 sr no 7568.
4	24.12.1982.	Will deed	Copy	Will deed
5	21-06-2013	Death Certificate	Copy	Death Certificate of KP Bhargav
6	21-06-2013	Death Certificate	Copy	Death Certificate of Shiv kumari Bhargav.
7	18-01-2022	Death Certificate	Copy	Death Certificate of Shiv Raj Bhargav.
8	21-06-2013	Death Certificate.	Copy	Death Certificate of Nandani Bhargav.
9	03-08-2022	Succession report	Copy	Succession report dt 03.08.2022 issued by the office of D.M. Agra
10	Document	LLP Deed	Copy	LLP Deed
11	02-01-2025	Copy of Map	Copy	Copy of Map approved by ADAno. ADA/BP/24-25-0232
12	15-02-2025	Search Receipt & Certificate	Original	Not applicable

Note:- Registered Lease Deed dt 08-06-2018 of part area 4000Sq. Ft. of said property has been executed by G.G Industries Pvt Ltd on 08.06.2018. in favour of Canara Bank Belanganj Agra, hence obtain NOC/letter from lessor and said Bank and

- 2- Obtain Resolution as the Designated partners of said firms shall execute Documents
- 3- Obtain statement of account for confirmation of payment of post dated cheques mentioned in above detailed sale deeds. dt 18-12-2023 and 17-08-2024

Yours faithfully

Pradeep Kulshrestha
Advocate
Civil Court, Agra
Mob - 7310568416

स्टाम्प एवं रजिस्ट्रेशन विभाग

उत्तर प्रदेश



निबन्धन कार्यालय: सदर पंचम, आगरा

भार मुक्त प्रमाण-पत्र/बारह साला की पावती

आवेदन संख्या	22025005000060
आवेदक का नाम	प्रदीप कुलश्रेष्ठ
आवेदक का पता	सिविल कोर्ट आगरा
आवेदन तिथि	10-02-2025
भुगतान तिथि	15-02-2025
चालान संख्या	NIB250152002
मोबाइल	7310568416
धनराशि रु०	100 /-

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व
कुल्ला भू विकास