

Saurabh Shrivastava
ADVOCATE



CIVIL COURT, MATHURA

Mob. No. : 9412627509, 7895560815

Chamber :
Behind Bohre Kanhiya Lal Hall
Civil Court, Mathura

Residence :
B-59, Moti Kunj Ext. Near
Mama ki taal Mathura - 281001
E-mail : advsaurabh@gmail.com

Date 25/03/2022

Ref. No. To,
Tripurari Estate Private Limited,
Agra.

Subject:- Title Search Report and Due Diligence Report
Reference:- Legal Report in respect of Project of Tripurari Estate Private Limited
Through Director/Authorized representative for Khasra No. 249 having
Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja
Tehra Tehsil and District Mathura.

Madam/Sir,

1 **DETAIL OF PROPERTY:**

Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314 Sq. Yards
Mauja Tehra Tehsil and District Mathura.

Boundaries are not mentioned in Sale Deed

2 **OWNERS OF THE SAID PROPERTY:-**

Tripurari Estate Private Limited Through Director /Authorized representative
Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra.

Sir,

We have perused the Documents listed in this letter in respect of the above
mentioned property:-

- (1) Copy of Khatoni Khasra No. 249 having Rakba 0.9460 Hectare Mauja Tehra Tehsil
and District Mathura was in the name of Rambabu, Omprakash, Balveer and
Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya and Prdeep Minor S/o
Kanhiya All R/o Village Tehra Tehsil and District Mathura as per Khatauni Fasli
1418-1423.
- (2) Copy of Khatoni Khasra No. 249 having Rakba 0.9460 Hectare Mauja Tehra Tehsil
and District Mathura in the name of Tripurari Estate Private Limited Through
Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23
Vinayak Vihar Agra as per Khatauni Fasli 1418-1423.
- (3) Copy of Regd. Sale Deed dated 22/09/2010 D. No. 9541 executed by Rambabu,
Omprakash, Balveer and Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya
Self and as Natural Guardian of his minor Son Prdeep S/o Kanhiya All R/o Village
Tehra Tehsil and District Mathura in favor of Tripurari Estate Private Limited
Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o
23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare
or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura.

3. **NEC/Search Receipt Details**

SAURABH SHRIVASTAVA
Advocate
B-59, Moti Kunj Extension
Near Mama Ki Tal Mathura
Mob No. 9412627509

Page No.

Saurabh Shrivastava
ADVOCATE



CIVIL COURT, MATHURA

Resi (0565) 2411111
Mob No - 941262 0921
7895640151
Residence
B-59, Moh Kaly Exi
Mathura - 281001
E-mail: advsaurabh@rediffmail.com

(Receipt No.202224600 dt.08/03/2022 and Non-Encumbrance Certificate No. /2022 enclosed).

4. List of True Copies Enclosed

Not Demanded.

5. CHAIN OF TITLE

That as per Khatoni Fasli Year 1412-1417 Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura. Was in the name of Rambabu, Omprakash, Balveer and Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya and Prdeep Minor S/o Kanhiya All R/o Village Tehra Tehsil and District Mathura

That Rambabu, Omprakash, Balveer and Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya Self and as Natural Guardian of his minor Son Prdeep S/o Kanhiya All R/o Village Tehra Tehsil and District Mathura in favor of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura executed the registered sale deed in favor of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura and said sale deed has been Registered on the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 3891 Pages No. 129-176 Documents No. 9541 dt. 22/09/2010.

That in this manner title of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura is Clear and Marketable.

6. Encumbrance Certificate

As per record it has been revealed that a Sale Deed dated 22/09/2010 D. No. 9541 executed by Hakim Singh S/o Sri Ramhet R/o Village Tehra Tehsil & Distt. Mathura in favor of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura

We have inspected the available records of the Sub-Registrar Mathura for the period from dt. 08/03/2010 to 07/03/2022 vide receipt No. 202224600 dated

Page No.

SAURABH SHRIVASTAVA
ADVOCATE

Saurabh Shrivastava
ADVOCATE



Resi. : (0565) 2431113
Mob. No. : 9412627509
7895560815

Residence :
B-59, Moti Kunj Ext.
Mathura - 281001
E-mail : advsaurabh@gmail.com

CIVIL COURT, MATHURA

09/02/2022 in respect of said property. The inspection of the available records did not reveal creation of any registered charge in respect of subjected property.

We are of the opinion that the borrower is Clear and Marketable title of the said Khasra No. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura and can be considered acceptable security by any Banking Financial Institution or Non-Banking Financial Institution.

7. TITLE CERTIFICATE

The undersigned confirm that Tripurari Estate Private Limited Through Director/Authorized representative is Lawful Owner of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura.

as per index & records and the photocopies of the above said documents checked at random by the undersigned.

8. In our opinion the following documents are required to be taken for creation of security at the time of registration /disbursement

As per the documents checked and the record of the Sub-Registrar Office Mathura, it is advice that the following documents should be checked and taken in Original before disbursement of Loan:

- (1) Copy of Khatoni Khasra No. 249 having Rakba 0.9460 Hectare Mauja Tehra Tehsil and District Mathura was in the name of Rambabu, Omprakash, Balveer and Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya and Prdeep Minor S/o Kanhiya All R/o Village Tehra Tehsil and District Mathura as per Khatauni Fasli 1418-1423.
- (2) Copy of Khatoni Khasra No. 249 having Rakba 0.9460 Hectare Mauja Tehra Tehsil and District Mathura in the name of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra as per Khatauni Fasli 1418-1423.
- (3) Copy of Regd. Sale Deed dated 22/09/2010 D. No. 9541 executed by Rambabu, Omprakash, Balveer and Laxman All S/o Chinga & Smt Ramvati W/o Late Kanhiya Self and as Natural Guardian of his minor Son Prdeep S/o Kanhiya All R/o Village Tehra Tehsil and District Mathura in favor of Tripurari Estate Private Limited Through Director/Authorized representative Jaideep Tiwari S/o Sri Anokhe Lal R/o 23 Vinayak Vihar Agra in respect of Khasra No. 249 having Rakba 0.9460 Hectare or 9460 Sq. Meter or 11314.06 Sq. Yards Mauja Tehra Tehsil and District Mathura
- (4) Resolutions Board of Directors of Tripurari Estate Private Limited.

Advocate

SAURABH SHRIVASTAVA
Advocate



BHULEKH
Uttar Pradesh

खाता विवरण (अप्रमाणित प्रति)

ग्राम का नाम : बैरवा	भास्करा : (संख्यात्मक)	तहसील : सहर	अवधर : महुवा	पञ्चली नं. : 1424-1429	पन्ना : 1	खाल संख्या : 00076
सामोदा का नाम / पिन प्रति संकेत का नाम / निवास स्थान				खाल संख्या (है.)	अवधर	पिनकोडी
<p>श्रेणी : 1-क / पन्ना जो सरकारीय पन्नाकोडी के अतिरिक्त में है।</p>						
विद्युती एन्ट्री प्रॉ. लि. प्रदान करवालाय / पुन्यावलि पैनेकोडीली नोट आगरा द्वारा / ..			249	0.9460		
अधिकृत प्रतिनिधि / .. /						
नवदीप सिवली / अमोलोनाल जी / निओ 23 सिविलसक डिग्रा महरा						
योग			1	0.9460		



सुचना आत मररो की प्रतिनिधि (एन्डो (पार) के वाद अतः / विकस म्-उकवा आमरण वली) है। खाल संख्या पर विकस को
Disclaimer: इस ऑफिस पर आ-सिपाव है, इस विकस आत है, अर्थात म्-उकवा केरा एम एम एम एम एम एम केरा से अतः नई प्रानि। एमि प्रम की का संवली है।
Software Powered By: National Informatics Center, Uttar Pradesh State Unit, Lucknow.