

RAJESH KUMAR GUPTA

Advocate

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Mob.9412165039
9760291910

Ref. No. Nil/1/UPRERA/26

Date: 27.01.2026

To Whom So Ever it may Concerned

Dear Sir,

Ref: Title Search Report on the property/ies Property Khata no. 43, Khasra no. 48, Mauza Pathauli, Agra (Total Area 0.7260 Hect.) owned by M/s Shri Giriraj Infraplaner LLP (formerly Shri Giriraj Infraplaner Pvt. Ltd.) through partners.

I, on the basis of the Copy of title deeds pertaining to the said immovable property/ies and the other information submitted by M/s Shri Giriraj Infraplaner, have conducted a detailed search and investigation and submit my report as under: -

1. Title Deeds in original: -

- a. Original Regd. sale deed dated 31.12.12 executed by Smt. Omwati Devi & Smt. Nirmala Devi in favor of M/s Shri Giriraj Infraplaner Pvt. Ltd.
- b. Copy of Regd. sale deed dt. 07.01.98 regd. on 09.08.98 executed by Mr. Mukesh Singh & Mr. Iqbal Singh sons of Mr. Trilok Singh in favor of Mrs. Omwati Devi W/o Mr. Samam Singh
- c. Copy of Regd. sale deed dt. 28.06.86 regd. on 06.02.97 executed by Mrs. Premwati being natural Guardian of Mr. Iqbal Singh in favor of Mrs. Nirmala Devi W/o Mr. Kharag Singh
- d. Copy of Regd. sale deed dt. 28.06.86 regd. on 20.01.97 executed by Mr. in favor of Mrs. Nirmala Devi W/o Mr. Kharag Singh.
- e. Copy of Board Resolution of M/s Shri Giriraj Infraplaner Pvt. Ltd.
- f. Extract of khatauni fasli 1430-1435, 1418-23, 1406-1411.
- g. Chakbandi Akar Patr Ch-41
- h. Chakbandi Akar Patr Ch-45
- i. Chakbandi Akar Patr Ch-23
- j. Copy of resolution of Executive Committee of Shri Pashupati Nath Sahkari Awaz Samiti Ltd. Dt. 02.03.13
- k. Copy Partnership deed of Shri Giriraj Infraplaner LLP.
- l. Copy of conversion certificate.
- m. Copy of affordable housing plan dt. 19.01.26 vide letter no. ADA/LD/25-26/0503 on khasra no. 48, Mauza Pathauli, Agra.

Title Chain: -

From the examination of Chakbandi Akar Patr 23 it is revealed that at Sl. no. 20, Mr. Iqbal is bhumidhar with transferable rights of land khasra no. 23/4 area 0.7189 hect. and at Sl. no. 329 Mr. Mukesh S/o Trilok Singh also is bhumidhar with transferable rights of land khasra no. 23/4 area 0.7259 hect. and finally from Chakabandi Akar Patr -41 it is settled that khasra no. 23/2minj, area 0.002, 23/3 minj, area 0.005 & 23/4 minj, area 0.7189 total area 0.7259 hect. renumbered as khasra no. 47 and Kh. 23/4 minj, area 7259 renumbered as Khasra no. 48 and from Akar Patr-45 it is also revealed that khasra no. 47 allotted to Mr. Iqbal Singh and Khasra no. 48 allotted to Mr. Mukesh Singh.

That during consolidation proceedings Mrs. Premwati being natural guardian of Mr. Iqbal Singh sold $\frac{1}{2}$ share of said land to Mrs. Nirmala Devi D/o Mr. Kharag Singh vide regd. sale deed dt. 28.06.96 which entered in book no.1, vol. no. 653, pages 1/14 at Sl. no. 272 on 06.02.97.

That similarly Mr. Mukesh also sold his $\frac{1}{2}$ share to Mrs. Nirmala Devi D/o Mr. Kharag Singh vide regd. sale deed dt. 28.06.96 which entered in book no.1, vol. no. 649, pages 17/30 at Sl. no. 157 on 20.01.97.



That similarly Mr. Mukesh Singh & Mr. Iqbal Singh sons of Late Mr. Trilok Singh also sold their remaining share Mrs. Omwati Devi W/o Mr. Samam Singh vide regd. sale deed dt. 07.01.98 which entered in book no.1, vol. no. 2294, pages 395/401, at Sl. no. 3828 on 05.06.98.

That Mrs. Omwati Devi and Mrs. Nirmala Devi become the owner of land khasra no. 47/0.7259 & 48/0.7259 as such they got mutated yheir name in revenue record as evident from khatauni fasli 1406-1411 as such

That M/s Shri Giriraj Infraplanner Pvt. Ltd. purchase land kh. no. 48 area .07260 hect. (instead o.7259 as recorded in khatauni fasli 1418-1423) from Mr. Omwati Devi W/o Mr. Samam Singh & Mrs. Nirmala Devi W/o Mr. Hambir Singh through regd. sale deed dt. 31.12.12 which entered in book no. 1, Vol. No. 9363 on pages 153/206 at Sl. No. 17282 thereafter M/s Shri Giriraj Infraplanner Pvt. Ltd. got mutated name in revenue record vide order dt. 22.02.13 as evident from khatauni fasli 1418-1423.

That M/s **Shri Giriraj Infraplanner** Pvt. Ltd. has acquired clear undisputed marketable title in the property so acquired later on M/s **Shri Giriraj Infraplanner** Pvt. Ltd. converted from M/s **Shri Giriraj Infraplanner** Pvt. Ltd. to M/s **Shri Giriraj Infraplanner** LLP (Limited Liability Partnership) and got issued conversion certificate from Registrar of Companies.

That M/s **Shri Giriraj Infraplanner** LLP got sanctioned affordable housing plan dt. 19.01.26 vide letter no: ADA/LD/25-26/0503 from ADA.

From the examination of above extract of Khatauni as well as revenue record, I do not find anything adverse which may prevent to tie-up the project with the builder and developers and it has absolute clear and marketable title over the property/project.

It is Accordingly opined.

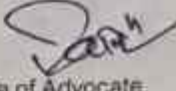
Enclosure:- Copy of Non Encumbrance certificate dated

Note:- I Advocate Rajesh Kumar Gupta, Civil Court, Agra and having experience of 28 years with Registration No-UP 3001/1998, C.O.P NO-049909, have examined this Title Deed and related documents to the schedule properties to be used by the promoter for Development of Project.

Date: 27.01.26

Place: Agra.




Signature of Advocate
Rajesh Kumar Gupta
(Advocate)
Registration no. 3001/1998
C.O.P no. 0409909/2018

RAJESH KUMAR GUPTA

Advocate

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Panel advocate- State Bank of India, Bank of India

Bank of Baroda, Canara bank

Res. 1- B.M.J. Compound,
Lohamandi Road,
Near Benara Udhog
Bodla, Agra
Mob. 9412165039
9760291910

To,

The Assistant General Manager

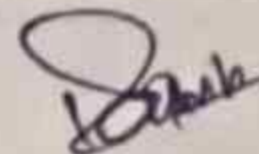
State Bank of India

Nunihai, Agra.

Date:- 27.01.2026

Annexure- B: Report of Investigation of Title in respect of Immovable Property

| | | | | | |
|-----|--|---|------------------------------|---|---|
| 01. | a) Name of the Branch / Business Unit/ Office seeking opinion. | SBI, Nunihai, Agra | | | |
| | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded. | SBI, Nunihai, Agra | | | |
| | c) Name of the Borrower | M/s Shri Giriraj Infraplaner LLP (formerly Shri Giriraj Infraplaner Pvt. Ltd.) through partners | | | |
| 02. | a) Type of loan | Home Loan | | | |
| | b) Type of property | Residential | | | |
| 03. | a) Name of the unit / concern / company person offering the property/(ies) as security. | M/s Shri Giriraj Infraplaner LLP (formerly Shri Giriraj Infraplaner Pvt. Ltd.) through partners. | | | |
| | b) Constitution of the unit / concern /person/body/authority offering the property for creation of charge. | Individual | | | |
| | c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Individual Borrower | | | |
| 04. | Value of loan (Rs. In crores) | | | | |
| 05. | Complete or full description of the immovable property/(ies) offered as security including the following details. | Property Khata no. 43, Khasra no. 48. Mauza Pathauli, Agra (Total Area 0.7260 Hect.). | | | |
| | a. Survey No. | As above | | | |
| | b. Door / House No. (in case of house property) | NA | | | |
| | c. Extent / area including plinth / built up area in case of house property. | area 0.7260 Hect. | | | |
| | d) Locations like name of the place, village, city, registration, sub-district etc. boundaries. | Property Khata no. 43, Khasra no. 48. Mauza Pathauli, Agra (Total Area 0.7260 Hect.). Boundaries: Not available in title deed | | | |
| 06. | a) Particulars of the documents scrutinized – serially and chronologically. (a) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note : Only original or certified extracts from the registering / land revenue / other authorities be examined. | <u>Please see Annexure-1</u> | | | |
| | S. No. | Date | Name/ Nature of the document | Original /certified copy/ extract / photocopy, etc. | In case of copies, whether the original was scrutinized by the Advocate |
| | 1. | 31.12.12 | Regd. Sale deed | Photo copy | Verified from Original |
| | 2. | 09.08.98 | Regd. Sale deed | Photo copy | Verified from Sub registrar office |
| | 3. | 20.01.97 | Regd. Sale deed | Photo copy | Verified from Original |
| | 4. | 06.02.97 | Regd. Sale deed | Photo copy | Verified from Original |
| | 5. | | Extract of Khatauni | Photo copy | Verified from Revenue record |
| | 6. | | CH-41 | Photo copy | Verified from Revenue record |
| | 7. | | CH-23 | Photo copy | Verified from Revenue record |
| | 8. | | CH-45 | Photo copy | Verified from Revenue record |
| 07. | a) 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? | No, Regd. documents are verified from Sub-registrar office Agra. | | | |
| | b) Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? | NA | | | |
| 08. | 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? | No | | | |
| | b) If such online/computer records are available, whether any verification or cross are made and the comments/findings in this regard. | No, only manual records are available | | | |



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| | 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? | NA |
| | d) Whether proper registration of documents completed. Details thereof to be provided. | Yes, as describe in chain of title |
| 09. | 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, Sub-Registrar office, Agra, |
| | 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 |
| 10. | a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/ interest to the current title holder. | <u>Please see Annexure-1</u> |
| | b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the title. In case of property offered as security for loans of Rs. 1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. | No |
| | c) 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. | No. |
| 11. | 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 right |
| | If Ownership Rights, | |
| | a) Details of the Conveyance Documents | Describe in chain of title |
| | b) Whether the document is properly stamped. | Yes |
| | c) Whether the document is property Regd.. | Yes |
| | If leasehold, whether | No |
| | a) lease deed is duly stamped and Regd. | NA |
| | b) lessee is permitted to mortgage the leasehold right | NA |
| | c) duration of the lease/unexpired period of lease | NA |
| | 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. | NA |
| | e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)? | NA |
| | f) Right to get renewal of the leasehold rights and nature thereof | NA |
| | If Govt. grant / allotment / Lease-cum / Sale Agreement / Occupancy / Inam holder / Allottee etc. whether; | No |
| | a) grant/agreement etc. provides for alienable rights to the mortgagor with or without conditions? | NA |
| | b) the mortgagor is competent to create charge on such property, | NA |
| | c) any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available. | NA |
| | If occupancy right, whether; | No |
| | a) Such right is heritable and transferable. | NA |
| | b) Mortgage can be created. | NA |
| 12. | Has the property been transferred by way of Gift/ Settlement Deed. | No |
| | a) The Gift/Settlement Deed is duly stamped and Regd.; | NA |
| | b) The Gift/Settlement Deed has been attested by two witnesses; | Na |
| | c) Whether there is any restriction on the Donor in executing the gift/settlement deed in question; | NA |
| | d) The gift / settlement deed transfers the property to Donee | NA |
| | e) Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions; | NA |
| | f) Whether the Donee is in possession of the gifted property. | NA |
| | 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; | No |
| | h) Any other aspect affecting the validity of the title passed through the gift/settlement deed. | No |
| 13. | Has the property been transferred by way of partition / family settlement deed. | No |
| | a) Whether the original deed is available for deposit. If not the modality / procedure to be followed to create a valid and enforceable mortgage. | NA |
| | b) Whether mutation has been effected. | NA |

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| | c) Whether the mortgagor is in possession and enjoyment of his share | NA |
| | d) Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon. | NA |
| | e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities are completed/complied with | NA |
| | f) 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? | NA |
| 14. | Whether the title documents include any testamentary documents/wills? | No |
| | (a) In case of wills, whether the will is Regd. will or un-regd. will? | NA |
| | (b) Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court? | NA |
| | (c) Whether the property is mutated on the basis of will? | NA |
| | (d) Whether the original will is available? | NA |
| | (e) Whether the original death certificate of the testator is available? | NA |
| | (f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator? | NA |
| | (g) 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 | NA |
| 15. | Whether the property located in prohibited/regulated area as per Ancient Monuments and Archaeological Sites and Remains Act 1958 as per master Plan or Urban Plan etc. of the town. | No |
| | a) if yes, whether necessary License under the above act has been obtained from construction at the site. | NA |
| | b) The Mortgagor is authorized to carry out construction on the site and create charge on such property. | NA |
| 16. | Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions. | No |
| | a) any restriction in creation of charges on such properties? | NA |
| | b) Precautions/permission, if any in respect of the above cases of creation of mortgage? | NA |
| | c) Please also comment on any other aspect which may adversely affect the validity of security in such cases? | NA |
| 17. | a) Where the property is a HUF / joint family property? | No |
| | b) Whether mortgage is created by family benefit/legal necessity. whether the Major Coparceners have no objection / join in execution, minor's share if any, rights of female members etc. | NA |
| | c) Please also comment on any other aspect which may adversely affect the validity of security in such cases? | NA |
| 18. | a) Whether the property belongs to any trust or is subject to the rights of any trust? | No |
| | (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? | NA |
| | (c) If YES, additional precautions / permissions to be obtained for creation of valid mortgage? | NA |
| | (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter. | NA |
| 19. | Is the property an Agricultural land. | As per Khasra record the property is at present not agriculture land |
| | a) whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/ enforcement of mortgage? | NA |
| | 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? | NA |
| | (c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed / permission obtained. | NA |
| 20. | a) Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, Minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearance, etc.) | No |
| | b) Additional aspects relevant for investigation of title as per local laws. | NA |
| 21. | 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? | NA |
| 22. | 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 in its future enforcement? | NA |

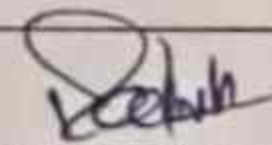
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| | c) Whether the title documents have any court seal/ making which points out any litigation/attachment/ security to court in respect of the property in question? In such case please comment on such seal/markings? | NA |
| 23. | a) In case of partnership firm, whether the property belongs to the firm and the deed is property Regd. | No. |
| | b) Property belonging to partners, whether thrown on hotchpot? 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 an on behalf of the firm. | Yes |
| 24. | a) 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. | Yes |
| | b/1 Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ?. | No |
| | b/2 if Yes, whether the search or charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)? | NA |
| | b/3 Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? | No |
| | b/4 If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? | NA |
| 25. | In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws. | No |
| 26. | a) Whether any POA is involved in the chain of title during the period of search? | 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 Regd. document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law. | NA |
| | 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). | NA |
| | 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. | NA |
| | 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? II. Whether the POA is Regd. one? III. Whether the POA is a special or general one? IV. Whether the POA contains a specific authority for execution of title documents in question? | NA |
| | 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 the registrar also) | NA |
| | g) please comment on the genuineness of POA? | NA |
| | h) the unequivocal opinion on the enforceability and validity of the POA. | NA |
| 27. | 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 property executed/stamped/ authenticated in terms of the Law of the place, where it is executed. | No |
| 28. | If the property is a flat/apartment or residential/ commercial complex: | Proposed affordable housing/plot |
| | a. Promoter's/ Land Owner's title to the land/building | Full ownership |
| | b. Development Agreement/Power of Attorney | No |
| | c. Extent of authority of the Developer/builder | No |
| | d. Independent title verification of the Land and/ or building in question; | Yes |
| | e. Agreement for sale (duly Regd.) | No |
| | f. Payment of proper stamp duty; | Yes |
| | g. Requirement of registration of sale agreement, development agreement, POA etc. | No |
| | h. Approval of building plan, permission of appropriate /local authority, etc.; | Yes |
| | i. Conveyance in favor of Society/ Condominium concerned; | NA |
| | j. Occupancy Certificate/allotment letter of possession; | No |
| | k. Membership details in the Society etc. | No |
| | l. Share Certificates, | No |

Debit

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| m. | No Objection Letter from the Society: | NA |
| n. | All legal requirements under the local/ Municipal laws, regarding ownership of flats/Apartments /Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc. | NA |
| o. | Requirements, for noting the Bank charges on the records of the housing Society, if any: | No |
| p. | If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any. | No |
| q. | Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan etc. | No |
| r. | Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? | No |
| s. | Whether the project is Regd. with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished. | No |
| t. | Whether the Regd. agreement for sale as prescribed in the above Act/Rules there under is executed? | No |
| u. | Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? | No |
| 29. | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local Authorities or ThirdParty claims, Liens etc. and details thereof. | No |
| 30. | The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrance is created and if so, satisfaction of charge, if any. | 2011 -2026 |
| 31. | Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy? | No |
| 32. | (a) Urban land ceiling clearance, whether required and if so, details thereon. | No |
| | (b) Whether No Objection Certificate under the Income Tax Act is required/obtained. | No |
| 33. | (a) Details of RTC extracts/mutation extracts / Katha extracts pertaining to the property in question. | No |
| | (b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records? | No |
| 34. | (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 |
| 35. | (a) Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny? (i) Document in relation to electricity connection; (ii) Document in relation to water connection; (iii) Document in relation to Sales Tax Registration, if any applicable. (iv) Other utility bills, if any. | No |
| | (b) Discrepancy / doubtful circumstances, if any revealed on such security? | No |
| 36. | Whether the documents i.e. valuation report / approved sanctioned plans reflect / indicate any difference / discrepancy in the boundaries in relation to the title document / other documents. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same). | No |
| 37. | (a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security? | Yes |
| | (b) Property is SARFAESI compliant. | Yes |
| 38. | (a) Whether original title deeds are available for creation of equitable mortgage | Yes |
| | (b) In case of absence of 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 | NA |
| 39. | Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security | No |
| 40. | The specific persons who are required to create mortgage/to deposit documents creating mortgage | M/s Shri Giriraj Infraplaner LLP (formerly Shri Giriraj Infraplaner Pvt. Ltd.), applicant above said. |

Place: Agra
Date: 27.01.2026


Signature of the Advocate

Annexure- C: CERTIFICATE OF TITLE

I have examined the original Title deed relating to the schedule property/(ies) as security by way of Regd./ Equitable/English Mortgage (Equitable Mortgage) and the documents 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 and I further certify that:

01. I have examined the Documents in details, taking into account all the Guideline in the check list vide Annexure- B and the other relevant factors.
02. 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) Officer(s) revenue \Records, Municipal/Panchayat Office, Land Acquisition Office, Register 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 of by my agent in making search.
03. In Case of Loans to Housing Projects/Approval of Housing Projects or Home Loans for flats in Housing Projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/Regulated Area under The Ancient Monuments and Archaeological Site and Remains Act 2010 and prior permission has been obtained from NMA (National Monuments Authority), wherever required" NA.
04. Following scrutiny of Land Records/Revenue Records and relative Title deeds, Certified copies of such title deeds 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 enquiries.
05. There are no prior Mortgage / charges / Encumbrance whatsoever as could be seen from the encumbrance certificate for the period from 2011 to 2026 pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all encumbrances.
06. 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 mortgagor and the Bank) Delete, whichever is inapplicable) NA
07. Minor/(s) and his/their interest in the property/ (ies) is to the extent of Nil (Specify the share of the Minor with Name).
08. The Mortgage if created will be available to the Bank for the Liability of the intending Borrower M/s **Shri Giriraj Infraplaner LLP** (formerly **Shri Giriraj Infraplaner Pvt. Ltd.**).
09. I certify that M/s **Shri Giriraj Infraplaner LLP** (formerly **Shri Giriraj Infraplaner Pvt. Ltd.**) Has/have an absolute, clear and Marketable title over the schedule property/(ies).
10. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
11. In case of creation of Mortgages by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable Mortgage.
 - a. Original Regd. sale deed dated 31.12.12 executed by Smt. Omwati Devi & Smt. Nirmala Devi in favor of M/s **Shri Giriraj Infraplaner Pvt. Ltd.**
 - b. Original Regd. sale deed dt. 07.01.98 regd. on 09.08.98 executed by Mr. Mr. Mukesh Singh & Mr. Iqbal Singh soshn of Mr. Trilok Singh in favor of Mrs. Omwati Devi W/o Mr. Samam Singh
 - c. Original Regd. sale deed dt. 28.06.86 regd. on 06.02.97 executed by Mrs. premwati being natural Guardial of Mr. Iqbal Singh in favor of Mrs. Nirmla Devi W/o Mr. Kharag Singh
 - d. Original Regd. sale deed dt. 28.06.86 regd. on 20.01.97 executed by Mr. in favor of Mrs. Nirmla Devi W/o Mr. Kharag Singh.
 - e. Copy of Board Resolution of M/s **Shri Giriraj Infraplaner Pvt. Ltd.**
 - f. Extract of khatauni fasli 1430-1435, 1418-23, 1406-1411.
 - g. Chakbandi Akar Patr Ch-41
 - h. Chakbandi Akar Patr Ch-45
 - i. Chakbandi Akar Patr Ch-23
 - j. Copy of resolution of Executive Committee of Shri Pashupati Nath Sahkari Awas Samiti Ltd. Dt. 02.03.13.
 - k. Copy Partnership deed of **Shri Giriraj Infraplaner LLP**.
 - l. Copy of conversion certificate.
 - m. Copy of affordable housing plan dt. 19.01.26 vide letter no. ADA/LD/25-26/0503 on khasra no. 48, Mauja Pathauli, Agra.
12. There are no legal impediments for creation of the Mortgage under nay applicable Law/Rules in force.
13. It is certified that the property is SARFAESI compliant.

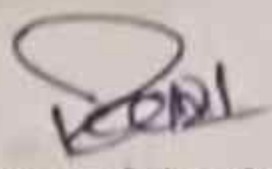
SCHEDULE OF THE PROPERTY (IES)

Property Khata no. 43, Khasra no. 48 of Mauza Pathauli, Agra. (Total Area 0.7260 Hect.)
No boundary in title deed.

Enclosure: - Non Encumbrance certificate issued by sub registrar office, Agra

Place: Agra

Date: 27.01.2026


Signature of the Advocate

(भाग 1)

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला)

क्रम संख्या

84

या प्रार्थना-पत्र प्रस्तुत करने का दिनांक.....

प्रस्तुतकर्ता या प्रार्थी का नाम.....

20/01/26

लेख्य का प्रकार.....

2.1. ज.प. कृष्णा. नृपति

प्रतिफल की धन राशि.....

पुस्तक

1. रजिस्ट्रीकरण शुल्क.....

2. प्रतिलिपिकरण शुल्क.....

इवधि

3. निरीक्षण या तलाश शुल्क.....

4. मूख्तारनामा कें अधिप्रमाणीकरण के लिये शुल्क.....

5. कमीशन शुल्क.....

6. विविध.....

30/-

7. यात्रिक भत्ता.....

1 से 6 तक को योग.....

शुल्क वसूल करने का दिनांक.....

दिनांक जब लेख्य प्रतिलिपि या तलाश.....

प्रमाण-पत्र वापिस करने के लिये तैयार होगा।

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर.....

SEARCH CERTIFICATE

Application No. 433 of 202026 Certificate No. 433 of 202026

Applicant शक्तिरा लुण्ठार गुप्ता having applied to me for certificate giving particulars of the Registered Acts and encumbrances, if any in respect of unencumbered property

(1) As Stated in Application Property Owner: श्री गिराज उन्नाप्लानर शांति वर्तमान नाम श्री गिराज उन्नाप्लानर LLP विधि शीप नं० ६-१/६२ बुलड ब्लॉक E-11/8-पतीक सेंटर समथ प्लेस उवागय डकत आडीपा (भु) मोहित यादु

(2) Property Details: आराजी खता नं० ५३ खसरा नं० खसरा नं० ५४ मौजा पर्योली आगरा क्षेत्र ०.७२६० हेक्टर

(3) Boundaries: East
West
North
South

(4) Situated At: आगरा

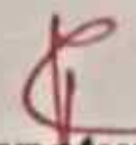
I hereby certify that a search has been made in the book I into the indexes regulating there to from 19/01/2011 to 18/01/2014 of acts and encumbrances affecting the said property and that each the following acts encumbrances appears.

| No. | Description of Properties given in the Document | Date of Execution | Name & Value of her Document | Execute Claiment | Entry No. | Year |
|-----|---|-------------------|------------------------------|------------------|-----------|------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |

As Stated in Application and Present Available Record No encumbrances has been Found

I also certify that save be aforesaid acts and ancumbrances other acts and encumbrancees effecting the said property have been found.

Search made certificate prepared by
search made/verified/and certified
signed by


Signature of
Registering
Officer, Agra,
Distt. Agra

NOTE:-

1. The act and ancumbrances shown in the certify of those discovered with reference of the description of Properties furnished by the applicant It the name of properties have been described in the registered documents in manner different from the way which the applicant has described the transactions evidence by such documents was not included in certificate.

2. The requisite search has been made as carefully as possible by the officer but the department will not on result of the search in this certificates.

3. This certificate does not include such document if any which have been presented have not been registered and indexed up to date.

उत्तर प्रदेश विधि परिषद
BAR COUNCIL OF UTTAR PRADESH



Certificate of Practice
[issued under B. C. I. Certificate and place
of Practice (Verification) Rule, 2015]



C.O.P.No. 049909 of 2018

This is to certify that

RAJESH KUMAR GUPTA

D/S/O **RAMESH CHANDRA**

R/O **MANGAI BICHPURI, NEW R/O 4-B.M.J. COMPOUND, LOHAMANDI
ROAD, BADLA, AGRA**

P/S

*Dated 31/08/1998 is an advocate enrolled in the Bar Council of Uttar Pradesh. His
enrolment number is UP03001/98 dated 31/08/1998 and his normal place of
practice is AGRA*

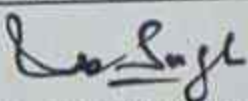
*He is entitled to cast his vote for the election of Bar Council of Uttar Pradesh at
AGRA (Place) and in the elections of Bar Association of*

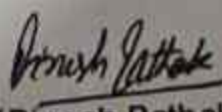
CIVIL COURT AGRA

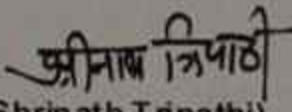
(name & place of Bar Association, if applicable).

This certificate of practice is valid for a period of 5 years from the date of its issuance.

Date: **01/01/2018**


(Raghvendra Singh)
Advocate General of U.P.
Chairman


(Dinesh Pathak)
Member, B.C.I.


(Shrinath Tripathi)
Member


(Praveen Kumar Singh)
Member