

CHETAN KUMAR TRIVEDI

Legal Advisor :

Axis Bank Ltd.
H.D.F.C. Bank
ICICI Bank Ltd.
Central Bank of India
Canara Bank
UCO Bank
Punjab National Bank
Union Bank of India
Indian Bank
Bank of India
Oriental Insurance Company



(Advocate)

Contract Details :

L.L.No. 0565-2402413

Mob.No.-9627873886

E-Mail:Ctrivedi84@gmail.com

Ref. No. – RERA/1851/LSR

Dated-09/12/2023

To,

**Real Estate Regulatory Authority.
Uttar Pradesh**

Sub-Title Report for the Property situated at in Sub-Registrar(II) Mathura record- A Non-Agriculture, khasra No.683 Area 0.766 Hact. Or 1.893 Acre and khasra No.682 area 0.457Hect. or 1.13 Acre, Situated at Mauja Sunrakh Bangar Tah. & Dist. Mathura Belonging to. Owner/Mortgagor:- SNOWWHITE INFRASTRUCTURE PVT. LTD through Director

1	Name of the mortgagor & Constitution	SNOWWHITE INFRASTRUCTURE PVT. LTD through Director
2	Full address of the Mortgagor	SNOWWHITE INFRASTRUCTURE PVT. LTD through Director
3	Name of the applicant & Constitution (in case different from the mortgagor)	N/A
4	Full address of the applicant (in case different from the mortgagor)	N/A
5	Type of Property	Non-Agriculture
6	Detailed description of the property	Khasra No.682 & 683
	Plot no./Sl. No./ G.No./ Khasra no.	
	Road	--
	Colony/Nagar/Sector	Mauja Sunrakh Bangar
	Locality/Land mark	--

Chetan Kumar Trivedi Advocate

Village/Tower City & District		Situated at Mauja Sunrakh Bangar Tah. & Dist. Mathura	
State	U.P.	Pin Code	---
Total Area – khasra No.683 Area 0.766 Hact. Or 1.893 Acre and khasra No.682 area 0.457Hect. or 1.13 Acre			

Complete details of the documents scrutinized by the advocate :					
7	Sl. No	Date of Document	Document No. If any	Nature of Document	Original/Copy
	1	16-08-2012	10419	Registered Exchange deed	Photo Copy
	2	16-02-2012	2074	Registered Gift Deed	Photo Copy
	3	17-02-2012	2130	Registered Gift Deed	Photo Copy
	4	08-12-2023	2323	Encumbrance Certificate	Original
8	A	In case of Housing Co-operative Societies, whether NOC from society is available.		N/A	
	B	If in builders Possession, whether NOC from builder is available		N/A	
9	Whether the property is mutated in the name of the person.			YES	
10	Whether the property has been notified for acquisition by the Government authorities.			NO	
11	Whether up to date paid land revenue/municipal tax receipts have been verified and it is ensured that there are no arrears of land revenue/municipal taxes, as the case may be over the property.			N/A	
12	Whether the possession of the property offered as security is in unhindered possession of the mortgagor and the period for which he/she is in such possession.			YES	
13	In case of partition/settlement deeds where the original there of is available for deposit.			N/A	
14	In case of partition deeds, where the same is registered under the law for time being in force.			N/A	

Chetan Kumar Trivedi Advocate

15	Whether the local laws or any other law restricts the creation of the mortgage/sale of the property.	NO
16	Whether the occupancy right is inheritable and assignable.	As per Sale Deed
17	Whether the property is Enforceable, under SARFAESI.	YES
18	Flow of title of the property (12 years) should contain how the party acquired the title, details of parent/link document etc.	<p>I have inspected the relevant records which are torn condition regarding the property aforementioned, as are maintained in the office of Sub Registrar Mathura (U.P.) from 08-11-2011 to 07-11-2023, Receipt No.2323 by Dated 08/11/2023 on the basis of the those records I have found that subject property does not disclosed any encumbrances as stated therein.</p> <ol style="list-style-type: none">1. That initially property khasra No.682 was owned and owner of the land was subsequently Sankirtan Seva Trust through Managing Trustee Shri Madhu Pandit Das R/o Shri R. Shiv Shankar. They got property through registered sale deed which was registered on Dated 22-05-2003.2. That above Tust through Managing Trustee Sh. Madhu Pandit Das executed a registered Gift deed of 0.539 Hectare or 1.33 Acre in favour of HARE KRISHNA MOVEMENT VRINDAVAN and Gift deed has been duly registered in the office of Sub-Registrar (Regn.) Tehsil and District Mathura at Bahi No. 1 Volume No. 4644 Pages No. 87-186 Document No. 2074 Dt 16/02/2012.3. That subsequently Exchange Deed executed between the HARE KRISHNA MOVEMENT VRINDAVAN Distt. Mathura and SNOWWHITE INFRASTRUCTURE PVT. LTD. through Director regarding the Khasra No. 682 HARE

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		<p>KRISHNA MOVEMENT VRINDAVAN Distt. Mathura was the owner of 0.539 Hactare or 1.332 Acre land in Exchange transfered into the ownership of SNOWWHITE INFRASTRUCTURE PVT. LTD. and company became the owner of 0.457 Hactare or 1.130 Acre and Exchange Deed has been duly registered in the office of Sub-Registrar (Regn.) Tehsil and District Mathura at Bahi No. 1 Zild No. 5008 Pages No. 163-1042, Document No. 10419 Dt 16/08/2012 .</p> <p>4. That initially property khasra No.683 was owned and owner of the land was Iskcon Charities. They got property through registered sale deed which was registered on Dated 31-10-2002.</p> <p>5. That above Iskcon Charities executed a registered Gift deed of khasra No.683 area 1.040 Hect. Or 2.56 Acre in favour of HARE KRISHNA MOVEMENT VRINDAVAN through its trustees Shri Madhu pandit Das and Gift deed has been duly registered in the office of Sub-Registrar (Regn.) Tehsil and District Mathura at Bahi No. 1 Volume No. 4646 Pages No. 329-928 Document No. 2130 Dt 17/02/2012.</p> <p>6. That subsequently Exchange Deed executed between the HARE KRISHNA MOVEMENT VRINDAVAN Distt. Mathura and SNOWWHITE INFRASTRUCTURE PVT. LTD. through Director regarding the Khasra No. 683 HARE KRISHNA MOVEMENT VRINDAVAN Distt. Mathura was the owner of 1.040 Hect. or 2.571 Acre land in Exchange transferred into the ownership of SNOWWHITE INFRASTRUCTURE PVT. LTD.</p>
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Chetan Kumar Trivedi Advocate

		<p>and company became the owner of 0.766 Hect. or 1.893 Acre and Exchange Deed has been duly registered in the office of Sub-Registrar (Regn.) Tehsil and District Mathura at Bahi No. 1 Zild No. 5008 Pages No. 163-1042, Document No. 10419 Dt 16/08/2012.</p> <p>7. In this Manner SNOWWHITE INFRASTRUCTURE PVT. LTD. is land of khasra No.682 & 683 area 1.223Hect. situated at Maua Sunrakh Bangar Tah. & Dist. Mathura is absolute owner of Question property.</p> <p>8. That the title of the property is clear and marketable and charge can be created over the property in question</p> <p>9. That The Securitisation and Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 (SARFAESI) is applicable on questioned property.</p>		
19	Physical search conducted			
	At: Sub Registrar Mathura	For Period: 08-12-2010 to 07-12-2023	Copy of Search report enclosed: YES	Copy of receipt of fee Paid for inspection enclosed :Yes Receipt No.
20	Also. Online Search Conducted : Yes/No.			
21	Nature of title: Freehold/Leasehold/full ownership rights/occupancy/possessory rights or any other tenure. : Full ownership rights			
22	If the property is lease hold property:		N/A	
	a. Weather lease deed has been registered as required under the law		N/A	
	b. Residual period of lease		N/A	
	c. Weather there are any prejudicial clauses or restrictive covenants is the lease deed which is likely to effect the lease hold interests offered as security.		N/A	
	d. Whether the consent/permission from the lessor is required to the property. If yes whether the permission/consent has been obtained		N/A	

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	e. Whether the property is granted under Government grant or any other grant.	N/A
	If yes please specify if any permission is obtained	N/A
23	Whether any adverse conditions I the grant. Lf yes,mention in detail	NO
24	Encumbrance & Litigations pending. (if Yes, mention in detail)	N/A
25	Whether minor interest is involved/if yes, explain steps to be taken for safeguard the Party Interest	NO
26	Whether the land holding of the title holder affected by land ceiling legislation in force. Lf yes remedial measures to safeguard the bank interest.	No, ceiling act has already been repealed in UP in the year 1999.

27	I hereby certify that I have verified the document/latest title deed with chain of title deeds with the period of 12 years as per verification of title deeds above said property is clear, marketable, valid, binding & executable on the mortgagor subject to following conditions (please specify if any or write not applicable).	
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Place: **MATHURA**

Date: **09-12-2023**

With Regards

Chetan Kumar Trivedi
Advocate

CHETAN
KUMAR
TRIVEDI

Digitally signed
by CHETAN
KUMAR TRIVEDI
Date: 2023.12.09
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CHETAN KUMAR TRIVEDI

(Advocate)

Legal Advisor :



Contact Details :

L.L.No. 0565-2402413

Mob.No.-9627873886

E-Mail:Ctrivedi84@gmail.com

Re. No. – U.P.RERA/1208/LSR
To.

Dated- 09-12-2023

Real Estate Regulatory Authority.
Utter Pradesh

Sub: NEC Report

I have visited the office of the Sub-Registrar-2, Mathura and have applied for Non Encumbrance Certificate in respect of the Non-Agriculture Land of Khasra No. 682 & 683 admeasuring 1.223 H. situated at Mauza Sunrakh Bangar Tah. & Dist. Mathura

After obtaining the Non Encumbrance Certificate No.2323 vide application No.2023246029647 dated 08.12.2023 from the office of the Sub- Registrar-2, District-Mathura for the period of 08-12.2011 to 07.12.2023, it reveals that there are no charges, liens and encumbrances in any manner what so ever and the said property is free from all charges and encumbrances etc since no record of encumbrance is registered in the office of the Sub-Registrar-2, District-Mathura , for the aforesaid property.

The said property is still in the name of M/s SNOWWHITE INFRASTRUCTURE PVT. LTD

Encl

Form-29 issued by Sub-Registrar(II) Mathura on Dated- 08-12-2023

In case of clarification please feel free to connect the Undersigned.

Yours sincerely,
Chetan Kumar Trivedi
(Advocate)

Date:- 09/12/2023

Place:- MATHURA

CHETAN
KUMAR
TRIVEDI

Digitally signed by
CHETAN KUMAR
TRIVEDI
Date: 2023.12.09
16:35:39 +05'30'

Chamber :- Old Bar Varamda Civil Court Mathura

Office :- 805 Kans Khar Subji Mandi Vishram Ghat Mathura Page