



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

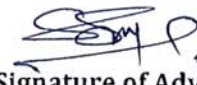
ANNEXURE

**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
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