



Ref. No.

To,
Tripurari Estate Private Limited,
Agra.

Date 14/02/2024

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. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura.

Madam/Sir,

1 **DETAIL OF PROPERTY:**

Khasra No. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura.

Boundaries are not mentioned in Sale Deed

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

That Initially Owner was 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. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Sahab Singh S/o Sri Ramhet and Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura as per Khatauni Fasli 1412-1417.
- (2) Copy of Khatoni Khasra No. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura as per Khatauni Fasli 1418-1423.
- (3) Copy of Khatoni Khasra No. 280 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, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura as per Khatauni Fasli 1424-1429.

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



- (4) Copy of Regd. Sale Deed dated 21/10/2010 D. No. 10392 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. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura.

3. NEC/Search Receipt Details

(Receipt No.2022246002100 dt.09/02/2022 and Non-Encumbrance Certificate No. 297/2022 enclosed).

4. List of True Copies Enclosed

Not Demanded.

5. CHAIN OF TITLE

That as per Khatoni Fasli Year 1412-1417 Khasra No. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Sahab Singh S/o Sri Ramhet and Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura.

That as per Khatoni Fasli Year 1418-1423 Khasra No. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura.

That as per Khatoni Fasli Year 1424-1429 Khasra No. 280 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, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura.

That Hakim Singh S/o Sri Ramhet R/o Village Tehra Tehsil & Distt. 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. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 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. 3919 Pages No. 150-246 Documents No. 10392 dt. 21/10/2010.



6. **Encumbrance Certificate**

As per record it has been revealed that a Sale Deed dated 21/10/2010 D. No. 10392 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. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura

We have inspected the available records of the Sub-Registrar Mathura for the period from dt. 09/02/2010 to 08/02/2022 vide receipt No. 2022246002100 dated 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 HDFC Ltd.

7. **TITLE CERTIFICATE**

The undersigned confirm that Tripurari Estate Private Limited Through Director/Authorized representative is Lawful Owner of Khasra No. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 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. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Sahab Singh S/o Sri Ramhet and Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura as per Khatauni Fasl 1412-1417.
- (2) Copy of Khatoni Khasra No. 280 Mauja Tehra Tehsil and District Mathura in the name of Hakim Singh S/o Sri Ramhet, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and

Saurabh Shrivastava
ADVOCATE



Resi. : (0565) 2431113
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7895560815

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

CIVIL COURT, MATHURA

- Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura as per Khatauni Fasli 1418-1423.
- (3) Copy of Khatoni Khasra No. 280 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, Smt. Budhdo W/o Sri Ramhet R/o Village Tehra Tehsil and District Mathura, Smt. Binu Devi Agrawal W/o Sri Sunil Agrawal and Smt. Hemlata Agrawal W/o Sri Anil Agrawal Ro Gali Gujran Kotwali Road Tehsil & Distt. Mathura as per Khatauni Fasli 1424-1429.
- (4) Copy of Regd. Sale Deed dated 21/10/2010 D. No. 10392 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. 280 having Rakba 0.3870 Hectare or 3870 Sq. Meter or 4628.48 Sq. Yards Mauja Tehra Tehsil and District Mathura.
- (5) Resolutions Board of Directors of Tripurari Estate Private Limited.


Saurabh Shrivastava
Advocate

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. MP 4293/1996



प्रधानमंत्री जनसहयोग योजना का अंतिम आवेदन

आवेदन संख्या: 00000000000000000000

आवेदन तिथि: 09/02/2022

आवेदन करने का दिनांक: 09/02/2022

आवेदन करने का स्थान: प्रभारी अधिकारी का कार्यालय

आवेदन करने का समय: 10:00 बजे से 20:00 बजे तक

आवेदन की शर्तें:

- 1. आवेदनकर्ता का नाम
- 2. आवेदनकर्ता का पता
- 3. आवेदन करने का कारण
- 4. आवेदन करने का समय
- 5. आवेदन करने का स्थान
- 6. आवेदन करने का दिनांक
- 7. आवेदन करने का समय

1. आवेदन का नाम	100
आवेदन करने का दिनांक	09/02/2022
आवेदन करने का स्थान	09/02/2022
आवेदन करने का समय	
आवेदन करने का स्थान	
आवेदन करने का दिनांक	
आवेदन करने का समय	

प्रभारी अधिकारी
को० उ० नि० मथुरा-II

प्रपत्र संख्या 29 (नियम 12)
 अन्वेषण का प्रमाण पत्र की संख्या
 198 के प्रमाण पत्र की संख्या
 198 के प्रार्थना पत्र की संख्या

29
 2032

श्री सौरभ श्रीवास्तव एडवोकेट, सिविल कोर्ट, मथुरा ने मेरे पास नीचे उल्लिखित सम्पत्ति के पत्र देने के लिए प्रार्थना पत्र दिया है।
 सम्पत्ति का विवरण प्रार्थना पत्र में उल्लिखित के अनुसार दिया जायेगा।

श्री सुरेश राठौर
 प्ल-11-डाय-
 जयदीप कुमार देवारी
 80 कंपोस्टेबल मार्ग
 पो 23 विन्हायक
 विहाल बाजार

गोसा-देहरा

2 वसत्र-300
 2 वसत्र + 161 एका
 1/2 भाग यानी
 03070

जयदीप कुमार देवारी

मैं एतद् द्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति हर प्रभाव डालने वाले कार्यों तथा तत्सम्बन्धी भार प्रस्तावों के लिए वर्ष 09/2010 से 02/02 तक प्रस्तुत तथा अनुक्रमणिकाओं का अन्वेषण किया गया और ऐसे अन्वेषण से निम्नलिखित कार्य भार ग्रस्तता प्रकट होता है। 2032

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सम्पत्ति का विवरण जैसा लेख्य मे दिया गया है	निष्पादन का दिनांक	लेखा का प्रकार तथा मूल्य	पक्षकारों के नाम निष्पादक अलाटमेंट	प्रविष्टी संख्या वर्ष
300	21/10/2010	300	हाकिम खिं <u>जयदीप</u> <u>कुमार देवारी</u>	10352 <u>2010</u>

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कार्यों तथा ग्रस्तताओं के अतिरिक्त उक्त सम्पत्ति जो प्रसावित करने वाला कोई अन्य भार प्रतुस्ता प्राप्त नहीं हुई है।

1. इस प्रमाण पत्र में प्रदर्शित वे भार ग्रस्तताएँ हैं जो कि प्रार्थी द्वारा वर्णित सम्पत्ति के विवरण से अभिन्न हैं। यदि निबन्धन अभिलेखों में सम्पत्ति का विवरण अपने से भिन्न रीति से दिया गया है जैसा प्रार्थी ने नहीं लिखा है तो उस स्थिति में वैसी भार ग्रस्तियों का प्रमाण पत्र में समावेश नहीं किया जायेगा।
2. वाञ्छित अन्वेषण व प्रमाण पत्र यथा सम्भव सावधानी पूर्वक कार्यालय द्वारा तैयार किया गया है। फिर भी विभाग किसी भी अन्वेषण प्रमाण पत्र की त्रुटि अथवा इसके परिणामों के लिये उत्तरदायी नहीं है।
3. इस पत्र में वे लेखपत्र यदि कोई जो प्रस्तुत हो गये हैं किन्तु जिसका निबन्धन हो गया है के सम्बन्ध में भार ग्रस्तता प्रमाण पत्र शामिल नहीं है।

द्वारा अन्वेषण तथा प्रमाण-पत्र तैयार किया गया।

द्वारा अन्वेषण सत्यापित किया गया।

प्रभासी अभिलेखागार
 कां० उ० नि०, मथुरा-II