

Panel Advocate

❖ UNION BANK OF INDIA	HDPC BANK LTD
❖ I.I.C. HFI. MATHURA	BANK LTD FIRST DECI
❖ BANK OF BARODA	CANARA BANK
❖ CENTRAL BANK OF INDIA	
❖ U.P.BANK GRAMIN	

Date: - 29-09-2025

TITLE SEARCH REPORT

Sub:-Title Opinion report Certifying non-encumbrance of the Property One Kita Land Khasra No. 1182, 1183, 1159Kh, 1160, 1159K Situated At Mauja- Sunrakh Bangar Teh- & Distt- Mathura belonging to M/s Hare Krishna Orchid through partner Express Tower Pvt. Ltd. Through director R.C Goel S/o Shri B.P. Goel Office -M-33 11nd Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. Through Director Shri Vipin Jain S/o Shri B.B.L. Jain

Dear Sir,

I refer to you letter no.05.dated25-09-2025.requesting me to furnish on encumbrances and certify and submit the title cum opinion report about the clear and marketable title to the above property to be mortgaged for securing the credit facility (s) granted / proposed to be granted to M/s Hare Krishna Orchid through partner Express Tower Pvt. Ltd. Through director R.C Goel S/o Shri B.P. Goel Office - M-33 11nd Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. Through Director Shri Vipin Jain S/o Shri B.B.L. Jain

1. Description and Area of the property proposed to be mortgaged. Specific number(s) and address of property along with boundaries and measurements.	One Kita Land Khasra No. 1182, 1183, 1159Kh, 1160, 1159K Situated At Mauja- Sunrakh Bangar Teh- & Distt- Mathura belonging to M/s Hare Krishna Orchid through partner Express Tower Pvt. Ltd. Through director R.C Goel S/o Shri B.P. Goel Office -M-33 11nd Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. Through Director Shri Vipin Jain S/o Shri B.B.L. Jain
2.Nature of property (Whether Agricultural, Non- Agricultural, Commercial, Residential, Industrial. If Non-Agricultural, the reference and date of Conversion order from Competent Authority, should also be mentioned).	Measuring as per sale deed:- Total Area-1.09775 Hect.=10977.50 Square Meter. Residential


Yuddhvir Singh
 Advocate
 Ch. No. 338, Collectorate
 MATHURA
 Enrollment No. UP/1641/1999

<p>3. Name of the Mortgagor / Owner and status in the account i.e. Borrower or Guarantor and whether Individual, Sole Proprietor, Partner, Director, karta or Trustee. In case the Mortgagor is Partner/ Director Trustee. In case the Mortgagor's Partner/ Trustee/ Director who is mortgaging the property on behalf of Partnership/ company/ Trust, whether he/she has the authority. Copy of the Resolution/ Memorandum and Articles of the Association/ Trust Deed etc. whether examined and verified.</p>	<p>M/s Hare Krishna Orchid through partner Express Tower Pvt. Ltd. Through director R.C Goel S/o Shri B.P. Goel Office -M-33 1Ind Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. Through Director Shri Vipin Jain S/o Shri B.B.L. Jain</p>
<p>4. Whether any minor, lunatic or un-discharged insolvent is Involved. Confirm that the Mortgagor has sufficient capacity to contract. Precautionary steps to be taken.</p>	<p>No Claim and Interest of any minors, lunatic or un-discharged in respect of the property in question</p>
<p>5. Whether the Property is freehold or leasehold. If leasehold then period of Lease and if Freehold whether Urban Land Ceiling Act applies and Permissions to be obtained.</p>	<p>Freehold. The urban land ceiling and regulation Act 1976 is not applicable on the said property.</p>
<p>6. Source of the property i.e. Self acquired or Ancestral. If Ancestral then mode of Succession and whether Original will/ Probate is available.</p>	<p>Self acquired by present property holder by sale deed</p>
<p>7. Whether the Mortgagor is Co. Owner / joint Owner and or any partition of the property is made between the members of the family through Family If YES, Whether Original Registered Partition Deed is available or it is only family Settlement.</p>	<p>Individual</p>
<p>8. Whether the Mortgagor is in exclusive possession of the property or it is Leased / Rented out to Third Party.</p>	<p>Yes the property is in exclusive possession of M/s Hare Krishna Orchid through partner Express Tower Pvt. Ltd. Through director R.C Goel S/o Shri B.P. Goel Office -M-33 1Ind Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. Through Director Shri Vipin Jain S/o Shri B.B.L. Jain</p>
<p>9. Whether the Property is mutated in Municipal/ revenue records and mortgagor's name is reflecting and if not, the reason thereof.</p>	<p>Property mutated in Nagar Nigam Mathura Vrindavan. But Nagar Nigam Assessment Proceedings not initiated yet. So Tax has not been imposed by Nagar Nigam Mathura Vrindavan the name of borrower.</p>



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<p>10. Whether any restriction for creation of Mortgage is imposed under Central/State/ Local laws. If Yes, then specify whose consent or permission would be Required for creation of Mortgage.</p>	<p>NO</p>
<p>11. Whether all the original Title Deeds including antecedent title Deeds and other relevant document are available. Please give detailed list.</p>	<p>1- One Kita Copy of sale deed dated- 11-02-2005 Document No. 1345. 2- One Kita Copy of sale deed dated- 16-03-2005 Document No. 2418. 3- One Kita Copy of sale deed dated- 20-07-2006 Document No. 9188. 4- One Kita Copy of sale deed dated- 26-07-2006 Document No. 9353. 5- One Kita Copy of sale deed dated- 07-12-2006 Document No. 15703. 6- One Kita Original Copy of sale deed dated- 20-01-2011 Document No. 676.</p>
<p>12. Whether the Advocate has personally visited the Sub Registrar/ Revenue/ Municipal office and examined the records.</p>	<p>Yes Personally visited The Sub registrar office - Mathura</p>
<p>13. Whether the Search is being made for the period of-30-years.If no, reasons thereof.</p>	<p>Yes-(As available and as maintained records index II office of The Sub-Registrar- Mathura 01-01-2012 to 22-09-2025)</p>
<p>14. Details of documents examined / scrutinized (this should be in chronological order with serial numbers, type/ nature of document, date of execution, parties, Date of registration details including the details of revenue / society records etc).</p>	<p>1. One Kita Copy of sale deed dated- 11-02-2005 Document No. 1345 2. One Kita Copy of sale deed dated- 16-03-2005 Document No. 2418. 3. One Kita Copy of sale deed dated- 20-07-2006 Document No. 9188. 4. One Kita Copy of sale deed dated- 26-07-2006 Document No. 9353. 5. One Kita Copy of sale deed dated- 07-12-2006 Document No. 15703. 6. One Kita Original Copy of sale deed dated- 20-01-2011 Document No. 676.</p>
<p>15. Tracing of the chain of title in favor of Mortgagor/ owner starting from the earliest document available. The nature of document/ Deed conveying the title should be mentioned with description of parties along with the type of right it creates.</p>	
<p>That Shri Vishanswaroop & Banwarilal Ss/o Shri Bhupali R/o Sunrakh Bangar Mathura was owner of the property Khasra No. 1183 Area-1.414 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura above 13 years.</p>	
<p>That Shri Ramswaroop & Radheshyam Ss/o Shri Bhawani R/o Sunrakh Bangar Mathura was owner of the property Khasra No. 1182 Area-1.388 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura above 13 years.</p>	
<p>That Shri Durgpal Singh, Dan Singh & Ramvir Singh Ss/o Shri Sher Singh R/o Sunrakh Bangar Mathura was owner of the property Khasra No. 1159kh Area-1.210 Hect. Mauja- Sunrakh</p>	

Bangar Teh- & Distt- Mathura above 13 years.

That Shri Manoj Kumar S/o Shri Tofaram R/o Sunrakh Bangar Mathura was owner of the property Khasra No. 1160m Area-0.340 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura above 13 years.

That Shri Jaipal S/o Shri Munshiram R/o Sunrakh Bangar Mathura was owner of the property Khasra No. 1159k Area-0.300 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura above 13 years.

That Shri Vishanswaroop & Banwarilal Ss/o Shri Bhupali R/o Sunrakh Bangar Mathura executed sale deed Khasra No. 1183/1.414 Hect. sale area- 1.376 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **Shri Narayandas Agrawal S/o Late Shri Ganeshilal Ji R/o 200/1 Ramanreti Vrindavan Mathura, Kapildev Upadhyay S/o Shri Chhailbihari Lal Upadhyay R/o Kumhar Pada Goverdhan Mathura, R.K. Agrawal H.U.F.** through **Karta Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipigali Vrindavan Mathura, Shri Sureshchand Garg S/o Shri Chhiddilal R/o Kachchi Sadak Mathura** on **11-02-2005**. The sale deed was registered in the office of Sub Registrar, Mathura, in Book No. 1 Jild-1386 in page- 309-340 at Document No **1345**.

That Shri Ramswaroop & Radheshyam Ss/o Shri Bhawani R/o Sunrakh Bangar Mathura executed sale deed Khasra No. 1182/1.388 Hect. sale area- 0.445 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **Shri Kapildev Upadhyay S/o Shri Chhailbiharilal R/o Kumhar Pada Goverdhan Vrindavan Mathura, Shri Girdharilal Agrawal S/o Shri Parsadilal R/o Kishorpura Vrindavan Mathura, Rajkumar Agrawal H.U.F.** through **Karta Shri Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipigali Vrindavan Mathura, Shri Sureshchand Garg S/o Shri Chhiddilal Garg R/o Kachchi Sadak Mathura** on **16-03-2005**. The Sale Deed was registered in the office of Sub Registrar, Mathura in Book No. 1 Jild-1416 in page- 71-86 at Document No **2418**.

That Shri Durgpal Singh, Dan Singh & Ramvir Singh Ss/o Shri Sher Singh R/o Sunrakh Bangar Mathura executed sale deed Khasra No. 1159kh/1.210 Hect. sale area- 0.605 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **R.K. Agrawal H.U.F.** through **Karta Shri Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipigali Vrindavan Mathura, Express Towers Pvt. Ltd. Company through Director Shri R.C. Goel S/o Shri V.P. Goel R/o M-33 IIInd floor Grater Kailash Bhag Ist Delhi** on **20-07-2006**. The Sale Deed was registered in the office of Sub Registrar, Mathura on **20-07-2006**, in Book No. 1 Jild-1941 in page- **163-194** at Document No **9188**.

That Shri Manoj Kumar S/o Shri Tofaram executed sale deed Khasra No. 1160m/0.340 Hect. sale area- 0.10 Decimal Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **R.K. Agrawal H.U.F.** through **Karta Shri Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipigali Vrindavan Mathura** on **26-07-2006**. The Sale Deed was registered in the office of Sub Registrar, Mathura Book No. 1 Jild-1948 in page- **271-276** at Document No **9353**.

That Shri Jaipal S/o Shri Munshiram R/o Sunrakh Bangar Mathura executed sale deed Khasra No. 1159k/0.300 Hect. Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **R.K. Agrawal H.U.F.** through **Karta Shri Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipigali Vrindavan Mathura** on **07-12-2006**. The Sale Deed was registered in the office of Sub Registrar, Mathura Book No. 1 Jild-2123 in page- **261-286** at Document No **15703**.

That Shri Rajkumar Agrawal H.U.F. through Karta Shri Rajkumar Agrawal S/o Shri Nirottilal R/o Chhipi Gali Vrindavan Mathura executed sale deed Khasra No. 1182/0.111, 1183/0.344, 1159kh/0.302, 1160/0.040, 1159k/0.300 Hect. Total Area- 1.09775 Hect.=10977.50 Square Meter Mauja- Sunrakh Bangar Teh- & Distt- Mathura in favour of **M/s**

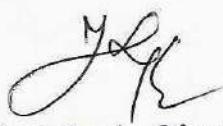
Hare Krishna Orchid through Partner Express Tower Pvt. Ltd. through Director R.C. Goel S/o B.P. Goel office- M-33 11nd Floor Grater Kailash Part-1 New Delhi-110048 & Partner R.N.G. Trading Company Pvt. Ltd. through Director Shri Vipin Jain S/o Shri B.B. L. Jain on 20-01-2011. The Sale Deed was registered in the office of Sub Registrar, Mathura Book No. 1 Jild-4036 in page- 189-406 at Document No 676.

16. Whether there is any doubt/ suspicion about the genuineness of the original documents. If yes, then specify.	NO
17. The final Certificate of the Advocate confirming that title of the property(s) to be mortgaged is examined by him and the same is / are clear and marketable.	I have inspected On 22-09-2025 Receipt No. 56 in the office of Sub-Registrar Mathura for the period of 01-01-2012 to 22-09-2025 relevant registers which are available no encumbrance of charge could be detected over the above Plot in question. The above Plot in question is free from any encumbrance or charge. Above property within limit of Municipal Corporation Mathura Vrindavan.
18. List of documents to be deposited for creation of Mortgage by the Mortgagor including any additional documents required in addition to the document available.	<ol style="list-style-type: none"> One Kita Copy of sale deed dated- 11-02-2005 Document No. 1345. One Kita Copy of sale deed dated- 16-03-2005 Document No. 2418. One Kita Copy of sale deed dated- 20-07-2006 Document No. 9188. One Kita Copy of sale deed dated- 26-07-2006 Document No. 9353. One Kita Copy of sale deed dated- 07-12-2006 Document No. 15703. One Kita Original Copy of sale deed dated- 20-01-2011 Document No. 676.
19. Whether any additional formalities to be completed by the proposed Mortgagor. If Yes, state specifically in case of flat (s) property (s) in Cooperative Society, whether allotment letter, possession letter, share certificate, affidavit, power of attorney is required.	Bank Should Create Equitable Mortgage of the property by taking necessary along with the original title deed as per point no. 18
20. Whether provision of SARFESI act 2002 is applicable over the property.	The securitization & reconstruction of financial assets and enforcement of security interest act. 2002 is applicable of the question property.
21. Certification	I certified that M/s Hare Krishna Orchid through Partner Express Tower Pvt. Ltd. through Director R.C. Goel S/o B.P. Goel office- M-33 11nd Floor Grater Kailash Part-1 New Delhi-

110048 & Partner R.N.G. Trading Company Pvt. Ltd. through Director Shri Vipin Jain S/o Shri B.B. L. Jain is having an absolute, clear, valid and Marketable title to the above Property. Above property is free from all encumbrances

Place:- Mathura
Date :- 29-09-2025

ADVOCATE'S SIGNATURE
(YUDDHVEER SINGH)
Advocate
Membership no.


Yuddhvir Singh
Advocate
Ch. No. 338, Collectorate
MATHURA
Enrolment No. UP/16411/1999