

# UTTAM SINGH

ADVOCATE (M.PHIL.)

Urban Chamber:  
Civil Court Compound, Mathura (U.P.)  
Email: uttam Singhadvocate@gmail.com

Residence:  
223/49, Jyoti Nagar, Radhika Vihar,  
Mathura (U.P.) 281004 Mob: 9808964534

01.05.2017

To,  
**The Chief Manager**  
Canara Bank,  
Main Branch, Mathura.

**ANNEXURE - II**  
**CHECKLIST FOR THE GUIDANCE OF THE ADVOCATES FOR SUBMISSION OF**  
**LEGAL SCRUTINY REPORT**  
KHATA NO. 154 KHASRA NO. 296 (PART), KHATA NO. 99, KHASRA NO. 978  
(PART), 979 (PART), KHATA NO. 328, KHASRA NO. 980 MAUZA GANESHRA,  
TEHSIL & DISTT. MATHURA BELONGS M/S MAHARAJA REALTORS  
THROUGH PARTNERS.

Sr. No.	Particulars	Remarks
1	Nature of Title (Ownership/ Leasehold/ Occupancy/ Govt. Grant/ allotments etc.)	<b>Ownership Right</b>
2	If Leasehold, Whether a) Lease deed is duly stamped and registered b) Lessee is permitted to mortgage the Leasehold right c) Duration of the Lease/ unexpired period of lease d) If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-letting and mortgage by sub-leasee.	N.A. N.A. N.A. N.A.
3	If Govt. grant/allotment/Lease cum Sale agreement, whether: a) Consent/agreement etc. provides for alienable rights to the mortgagor with or without conditions, b) The mortgagee is competent to create charge on such property	N.A. Yes.
4	If, Occupancy right, whether a) Such right is heritable and transferable b) Mortgage can be created.	YES YES
5	a) Whether provisions of Urban Land Ceiling Act Applicable permission obtained. b) Whether NOC under Income Tax Act is required/obtained. c) Whether records with the Registrar of Assurances verified (if applicable).	N.A. N.A. N.A.
6	Whether there are claims from Minor's and his/her interest in the property/ies. Specify the share of minor's with name.	As per documents no minor's interest is involved
7	In case of Agricultural land, the position regarding creation and	No

  
Uttam Singh Adv.

	enforceability with regard to local laws.	
8	In case of conversion of Agricultural land for commercial purposes, whether requisite procedure / permissions complied with / obtained.	N.A.
9	a) In case of partition/settlement deeds, whether original deed is available for deposit. If not the modality/procedure to be followed to create a valid mortgage.	N.A. N.A.
	b) Whether mutation has been effected and the mortgagor is in possession and enjoyment of his share.	
	c) Whether the partition is valid in law?	N.A.
10	a) In case of partnership firm, whether the property belongs to the firm and registered.	N.A.
	b) Whether the person's creating the mortgage has/have the authority to execute on behalf of the firm.	On behalf of firm and as well as individual guarantors.
11	In case of Limited Companies, verify the Borrowing Power Resolution, authority to create mortgage, execution of documents, any prior charges with ROC, MDA/AGA, provision for common seal etc.	No.
12	In case of Societies / Associations, verify requisite resolutions, bye laws, powers to borrow, encumbrances etc.	N.A.
13	In case of POA holder, verify the genuineness of POA and the extent of powers. Whether the POA is properly executed / stamped / authenticated / enforceable as per the Law of the place.	N.A.
14	If the property is a flat / apartment or residential / commercial complex, verify	<b>Plot Present land owner's title</b>
	a) Promoter's / Land owner's title to the land / building.	
	b) Whether the flats are developed by the Land owner or constructed on joint development basis.	N.A.
	c) Development agreement / POA	N.A.
	d) Extent of Authority of the Developer / Builder	N.A.
	e) Whether the construction is approved by the competent authority	N.A.
	f) Independent title verification of the land or building in question.	N.A.
	g) Agreement of sale (duly registered).	N.A.
	h) Whether it is a second / subsequent sale	N.A.
	i) Payment of proper stamp duty.	YES.
15	In case of joint family property and mortgage created for family benefit / legal necessity, verify whether major co-parceners have no objection, joined in execution, rights of female members, minor's shares etc.	N.A.
16	Genealogical tree is to be drawn up wherever the title has been	YES

	acquired by succession.	
17	Pending litigations / court attachments / injunction / stay orders / acquisition by the Govt / Local authorities etc if any.	As per document provides for perusal- no litigation found
18	Any other matters affecting the proposed creation of mortgage not covered elsewhere.	<b>NO</b>

Yours Faithfully

UTTAM SINGH, Advocate



# UTTAM SINGH

ADVOCATE (M.PHIL.)

Office Chamber:  
Civil Court Compound, Mathura (U.P.)  
Email: uttam Singhadvocate@gmail.com

Residence:  
223/89, Jyoti Nagar, Radhika Vihar,  
Mathura (U.P.) 281004 Mob: 9808864534

## ANNEXURE - III CERTIFICATE

**Inspection / verification of Records of landed property at Registrar/  
Sub-Registrar's Office, ...Mathura Distt, Mathura.**

To,  
The Chief Manager  
Canara Bank  
Main Branch, Mathura. \*

Dear Sir,  
**Sub: Verification of records of landed property at Registrar / Sub-registrar's  
Office Mathura, Distt. Mathura. (Place)**

\* \* \* \* \*

This is to confirm that I have visited the Registrar/Sub-registrar's Office at **Mathura, Distt. Mathura** on 27.04.2017(Date) and verified the details of the property standing in the name of **M/S MAHARAJA REALTORS THROUGH PARTNERS** (Name & address).

The property details are as under:

Survey No :  
Khata No. :  
Plot No. : **KHATA NO. 154, KHASRA NO. 296 (PART), KHATA  
NO. 99, KHASRA NO. 978 (PART), 979 (PART), KHATA  
NO. 328, KHASRA NO. 980 MAUZA GANESHRA,  
TEHSIL & DISTT. MATHURA**

Boundaries : East  
West  
North  
South

### Boundaries & Admeasurements to be Verified from valuation Report

1. Area of Khasra No. 296 = 0.3841 Hectare
2. Area of Khasra No. 978 & 979 = 3.177 Hectare but in Khasra No 978 area 0.0850 hectare and in Khasra No 979 area 0.8560 hectare is the part of Project.
3. Area of Khasra No. 980 = 0.2140 Hectare  
Total Area = 1.3250 Hectare

Further, I certify as under:

That there are no prior charges over the said property and Shri/Smt/M/s.  
**M/S MAHARAJA REALTORS** is the absolute owner of the said property as  
per the records available and verified by me in the Registrar / Sub-registrar's Office.



**Property of Khasra No. 296**

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document scrutinised
C.H. 45	-	Yaad Ram & Laccho Both S/o Govinda, Parashottam & Devi Ram & Ratti & Mohan Shyam All S/o Cheta, Purana S/o Javali, Hukam Singh S/o Khuvi, Ram Babu & Chandan Singh & Ram Sewak (All Major), Bhagwan Das (Minor Age 16 Years), Narayan (Minor Age 14 Years) Guardian) were recorded tenure holder of khasra No. 296/0.8780 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.	Certified copy seen by me
Khatauni	Fasli year 1418-1423	Devi Ram & Ratti & Mohan Shyam All S/o Cheta & Leela & Chandan Singh & Hukam Singh All S/o Yaad Ram were recorded tenure holder of khasra No. 296/0.8780 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.	Certified copy seen by me
Sale deed, dated 12.04.2010.	Bahi No.1, Zild No. 6470, Page No. 315-346, Document No. 6111	That Devi Ram & Ratti & Mohan Shyam All S/o Cheta R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale of their Share 3/16 i.e. 0.1646 hectare in favour of <b>Dev Charan S/o Shri Laturi R/o Pali Dungra, Tehsil &amp; Distt. Mathura.</b>	Certified copy seen by me.
Sale deed, dated 12.04.2010.	Bahi No.1, Zild No.6809, Page No. 181-226, Document No. 13676, Reg. dated 06.09.2010.	That Leela & Chandan Singh & Hukam Singh All S/o Yaad Ram & Smt. Pachoo W/o Yaad Ram R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale deed of their Share 1/4 i.e. 0.2195 hectare in favour of <b>Dev Charan S/o Shri Laturi R/o Pali Dungra, Tehsil &amp; Distt. Mathura.</b>	Certified copy seen by me.

OR

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgage/ charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
Nil	Nil	Nil	Nil

**Property of Khasra No. Part of 978 & Part of 979**

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document established
C.H. 45	-	Dual Chand S/o Parshadi R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 978/1,632 & 979/1,545 total Area 3.177 hectare Manza Ganshara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Khatam	faali year 1419-1424	Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 979/1,632 & 980/1,545 hectare Manza Ganshara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Agreement to sale dated 17.05.2008.	Bahi No.1, Zild No.4981, Page No. 313-354, Document No 4940	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura.	Certified copy seen by me.
Agreement to sale (Toshi-extension of Time) 29.03.2010.	Bahi No.1, Zild No.6427, Page No. 59-68, Document No 5136.	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale (Toshi-extension of Time) in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura.	Photo copy seen by me.
Sale deed dated 30.08.2011	Bahi No.1, Zild No.7697, Page No. 23-68, Document No. 13754	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Late Shri Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura executed a registered sale deed of 1/3 share i.e. 978/1,632 & 979/1,545 hectare total Area 3.177 i.e. 1.5885 hectare in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura.	Certified copy seen by me

**OR**

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgage charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
Nil	Nil	Nil	Nil



**Property of Khasra No. Part of 978 & Part of 979**

Date of Document	Description of the Document	In whose favour	Attention mentioned in the Document satisfied
C.H. 45	-	C.H. 45, Manoj Chandhary S/o Bijendra Singh R/o 12 West Pratap Nagar Maholi Road, Mathura & Pramod Kumar S/o Bishudev R/o Om Nagar Colony Mauza Mathura Banger, Tehsil & Distt. Mathura were recorded joint holder of Khasra No. 980/0.2140 hectare Mauza Ganesvara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Khatavani	Fasli year 1419-1424	M/S Maharaja Relaters was mutated in revenue record of Khasra No. 980/0.1070 hectare Mauza Ganesvara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Sale deed dated 04.07.2016.	Bahi No.1, Zild No.12638, Page No. 299-318, Document No 9652.	That Ved Prakash Magala S/o Murari Lal Ji R/o Balga No. 1, Shriji Dham Colony, Goverdhan Road Mathura had executed a registered sale deed his share 0.1070 hectare in favour of M/S Maharaja Relaters Mathura through Partner adigaras Post Sookh, Tehsil & Distt. Mathura through Management Harendra Singh S/o Maharaj Singh R/o Pali Dugara, Tehsil & Distt. Mathura	Certified copy seen by me.
Sale Deed dated 17.10.2011.	Bahi No.1, Zild No.7813, Page No. 53-72, Document No 16123	That Smt. Seema W/o Late Shri Manoj Chandhary Self & Mother & as a Guardian of his Daughter Km. Basika (Minor, Age 4 Year) & Km. Priyanshi (Minor, Age 2 Year) D/o Late Shri Manoj Chandhary All R/o A/12, West Pratap Nagar, Maholi Road, Mathura had executed a registered sale deed of his share $\frac{1}{3}$ of 0.214 i.e. 0.107 Hectare in favour of Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-66, Govind Nagar, Mathura.	Photo copy seen by me
Sale deed dated 01.05.2016.	Bahi No.1, Zild No.12533, Page No. 125-148, Document No 7353	That Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-66, Govind Nagar, Mathura had executed a registered sale deed of his share $\frac{1}{3}$ of 0.214 i.e. 0.107 Hectare in favour of Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura.	Certified copy seen by me
Sale deed dated 04.07.2016.	Bahi No.1, Zild No.12638, Page No. 335-354, Document No 9654.	That Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura had executed a registered sale deed of his share $\frac{1}{3}$ of 0.214 i.e. 0.107 Hectare in favour of M/S Maharaja Relaters Mathura through Partner Pali Dugara Post Sookh, Tehsil & Distt. Mathura through Management Harendra Singh S/o	Certified copy seen by me

		Maharaj Singh R/o Pali Dungra, Tehsil & Distt. Mathura,	
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OR

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgage/ charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
Nil	Nil	Nil	Nil

Place : MATHURA  
Date : 01.05.2017

YOURS FAITHFULLY

UTTAM SINGH  
ADVOCATE

# UTTAM SINGH

ADVOCATE (M.PHIL.)

Office Chamber:  
Civil Court Compound, Mathura (U.P.)  
Email: uttamingshadvocate@gmail.com

Residence:  
223-89, Jyoti Nagar, Radhika Vihar,  
Mathura (U.P.) 281004 Mob: 980364524

## LEGAL SCRUTINY REPORT

### A. Description of the documents scrutinised:

#### Property of Khasra No. 296

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document scrutinised
C.H. 45	-	Yad Ram & Lachho Both S/o Govinda, Parashottam & Devi Ram & Rati & Mohan Shyam All S/o Cheta, Purma S/o Javali, Hukam Singh S/o Khuvi, Ram Babu & Chandan Singh & Ram Sewak (All Major), Bhagwan Das (Minor Age 16 Years), Narayan (Minor Age 14 Years) Guardian) were recorded tenure holder of khasra No. 296/0.8780 hectare Mauza Ganesara, Tehsil & Distt. Mathura.	Certified copy seen by me
Khatam	Fasli year 1418-1423	Devi Ram & Rati & Mohan Shyam All S/o Cheta & Leela & Chandan Singh & Hukam Singh All S/o Yad Ram were recorded tenure holder of khasra No. 296/0.8780 hectare Mauza Ganesara, Tehsil & Distt. Mathura.	Certified copy seen by me
Sale deed, dated 12.04.2010.	Bahi No.1, Zild No. 6470, Page No. 315-346, Document No. 6111	That Devi Ram & Rati & Mohan Shyam All S/o Cheta R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale of their Share 3/16 i.e. 0.1646 hectare in favour of <b>Dev Charan S/o Shri Latari R/o Pali Dugra, Tehsil &amp; Distt. Mathura.</b>	Certified copy seen by me.
Sale deed, dated 12.04.2010.	Bahi No.1, Zild No.6809, Page No. 181-226, Document No. 13676, Reg. dated 06.09.2010.	That Leela & Chandan Singh & Hukam Singh All S/o Yad Ram & Smt. Pacho W/o Yad Ram R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale deed of their Share 1/4 i.e. 0.2195 hectare in favour of <b>Dev Charan S/o Shri Latari R/o Pali Dugra, Tehsil &amp; Distt. Mathura.</b>	Certified copy seen by me.

OR

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgage/charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
Nil	Nil	Nil	Nil

Page 9 of 17



**Property of Khasra No. Part of 978 & Part of 979**

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document scrutinised
C.H. 45	-	Dual Chand S/o Parshadi R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 978/1.632 & 979/1.545 total Area 3.177 hectare Mauza Ganesara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Khatamni	fasi year 1419-1424	Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 979/1.6320 & 980/1.5450 hectare Mauza Ganesara, Tehsil & Distt. Mathura.	Certified copy seen by me.
agreement to sale dated 17.05.2008.	Bahi No.1, Zild No.4981, Page No. 313-354, Document No 4940	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale in favour of <b>Preetam Singh &amp; Harendra Singh &amp; Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil &amp; Distt. Mathura,</b>	Certified copy seen by me.
Agreement to sale (Toshi-extension of Time) 29.03.2010.	Bahi No.1, Zild No.6427, Page No. 59-68, Document No 5136,	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale (Toshi- extension of Time) in favour of <b>Preetam Singh &amp; Harendra Singh &amp; Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil &amp; Distt. Mathura.</b>	Photo copy seen by me.
Sale deed dated 30.08.2011	Bahi No.1, Zild No.7697, Page No. 23-68, Document No. 13754	That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Late Shri Dual Chand R/o Village Bakalpur, Tehsil & Distt. Mathura executed a registered sale deed of 1/2 share i.e. 978/1.632 & 979/1.545 hectare total Area 3.177 i.e. 1.5885 hectare in favour of <b>Preetam Singh &amp; Harendra Singh &amp; Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil &amp; Distt. Mathura,</b>	Certified copy seen by me

**OR**

2. That as per the records available at Registrar / Sub-registrar's office, the property is mortgage/ charged to:

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document
Nil	Nil	Nil	Nil



**Property of Khasra No. Part of 978 & Part of 979**

Date of Document	Description of the Document	In whose favour	Amount mentioned in the Document scrutinised
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Khatuni	Fasli year 1419-1424	M/S Maharaja Relaters was mutated in revenue record of khasra No. 980/0.1070 hectare Mauza Ganesvara, Tehsil & Distt. Mathura.	Certified copy seen by me.
Sale deed dated 04.07.2016.	Bahi No.1, Zild No.12638, Page No. 299-318, Document No 9652.	That Ved Prakash Magala S/o Murari Lal Ji R/o Baigla No. 1, Shriji Dham Colony, Goverdhan Road Mathura had executed a registered sale deed his share 0.1070 hectare in favour of M/S Maharaja Relaters Mathura through Partner uldagara Post Sonkh, Tehsil & Distt. Mathura through Management Harendra Singh S/o Maharaj Singh R/o Pali Dugra, Tehsil & Distt. Mathura	Certified copy seen by me.
Sale Deed deed 17.10.2011.	Bahi No.1, Zild No.7813, Page No. 53-72, Document No 16123	That Smt. Soema W/o Late Shri Manoj Chaudhary Self & Mother & as a Guardian of his Daughter Km. Basika (Minor, Age 4 Year) & Km. Priyanshi (Minor, Age 2 Year) D/o Late Shri Manoj Chaudhary All R/o A/12, West Pratap Nagar, Maholi Road, Mathura had executed a registered sale deed of his share 1/3 of 0.214 i.e. 0.107 Hectare in favour of Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-66, Govind Nagar, Mathura.	Photo copy seen by me.
Sale deed dated 26.05.2016.	Bahi No.1, Zild No.12533, Page No. 125-148, Document No 7353	That Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-66, Govind Nagar, Mathura had executed a registered sale deed of his share 1/3 of 0.214 i.e. 0.107 Hectare in favour of Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura.	Certified copy seen by me
Sale deed dated 04.07.2016.	Bahi No.1, Zild No.12638, Page No. 335-354, Document No 9654.	That Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura had executed a registered sale deed of his share 1/3 of 0.214 i.e. 0.107 Hectare in favour of M/S Maharaja Relaters Mathura through Partner Pali Dugara Post Sonkh, Tehsil & Distt. Mathura through Management Harendra Singh S/o Maharaj Singh R/o Pali Dugra, Tehsil & Distt. Mathura,	Certified copy seen by me



OR

B. Description of property/properties

Date of Document	Description of the Document	In whose favour		Amount mentioned in the Document
Item No.	Survey No.	Extent of Area (in ares/hectares)	Location	Boundaries
1.	<b>KHATA NO. 154 KHASHRA NO. 296 (PART), KHATA NO. 99, KHASHRA NO. 978 (PART), 979 (PART), KHATA NO. 328, KHASHRA NO. 980 MAUZA GANESHRA, TEHSIL &amp; DISTT. MATHURA</b>	1. Area of Khata No. 296 = 0.3841 Hectare 2. Area of Khata No. 978 & 979 = 3.177 Hectare but in Khata No. 978 area 0.0850 hectare and in Khata No. 979 area 0.8560 hectare is the part of Project. 3. Area of Khata No. 980 = 0.2140 Hectare Total Area = 1.3250 Hectare	<b>MAUZA GANESHRA, TEHSIL &amp; DISTT. MATHURA.</b>	East West North South <b><u>Boundaries &amp; Measurements to be Verified from valuation Report</u></b>

C. Tracing of party's title for the last 13 years. If connected title deeds reveal any circumstances or incidences, which necessitate further tracing of party's title, it shall also be done.

**Property of KHATA NO. 154, KHASHRA NO. 296 (PART), MAUZA GANESHRA, TEHSIL & DISTT. MATHURA**

That as per C.H. 45, Yaad Ram & Lachho Both S/o Govinda, Parashottam & Devi Ram & Rati & Mohan Shyam All S/o Cheta, Purana S/o Javali, Hukam Singh S/o Khavi, Ram Babu & Chandan Singh & Ram Sewak (All Major), Bhagwan Das (Minor Age 16 Years), Naryan (Minor Age 14 Years) Guardian were recorded tenure holder of khasra No. 296/0.8780 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.

That as per khatami fasli year 1418-1423, Devi Ram & Rati & Mohan Shyam All S/o Cheta & Leela & Chandan Singh & Hukam Singh All S/o Yaad Ram were recorded tenure holder of khasra No. 296/0.8740 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.

That Devi Ram & Rati & Mohan Shyam All S/o Cheta R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale deed dated 12.04.2010 of their Share 3/16 i.e. 0.1646 hectare in favour Dev Charan S/o Shri Laturi R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No. 6470, Page No. 315-346, Document No. 6111, Reg. dated 12.04.2010.

That Leela & Chandan Singh & Hukam Singh All S/o Yaad Ram & Smt. Pacho W/o Yaad Ram R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered sale deed dated 06.09.2010 of their Share 1/4 i.e. 0.2195 hectare in favour of Dev Charan S/o Shri Laturi R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.6809, Page No. 181-226, Document No. 13676, Reg. dated 06.09.2010. **(Questioned Property Khasra No. 296, Area 0.878 % Area 0.2195 Hectare)**

That Dey Charan S/o Shri Latari R/o Pali Dugra, Tehsil & Distt. Mathura is the owner of the subjected property of Area 0.1646 & 0.2195 i.e. 0.3841hectare.

**KHATA NO. 99, KHASRA NO. 978 (PART), 979 (PART), MAUZA GANESHRA, TEHSIL & DISTT. MATHURA**

That as C.H. 45, Daal Chand S/o Parshadi R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 978/1.632 & 979/1.545 total Area 3.177 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.

That as per khatamul fasli year 1419-1424, Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Daal Chand R/o Village Bakalpur, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 979/1.6320 & 980/1.5450 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.

That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Daal Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale dated 17.05.2008 in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.4981, Page No. 313-354, Document No 4940, Reg. dated 17.05.2008.

That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Daal Chand R/o Village Bakalpur, Tehsil & Distt. Mathura had executed a registered agreement to sale (Toshi- extension of Time) dated 24.02.2010 in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.6427, Page No. 59-68, Document No 5136, Reg. dated 29.03.2010.

That Suresh Chand & Mahesh Chand & Dinesh Chand All S/o Late Shri Daal Chand R/o Village Bakalpur, Tehsil & Distt. Mathura executed a registered sale deed dated 09.08.2011 of 1/3 share i.e. 978/1.632 & 979/1.545 hectare total Area 3.177 i.e. 1.5885 hectare in favour of Preetam Singh & Harendra Singh & Vipin Singh All S/o Maharaj Singh All R/o Pali Dugra, Tehsil & Distt. Mathura, which is registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.7697, Page No. 23-68, Document No. 13754, Reg. dated 30.08.2011.

**Property of KHATA NO. 328, KHASRA NO. 980 MAUZA GANESHRA, TEHSIL & DISTT. MATHURA**

That as C.H. 45, Manoj Chaudhary S/o Bijendra Singh R/o 12 West Pratap Nagar Maholi Road, Mathura & Pramod Kumar S/o Bushudev R/o Om Nagar Colony Mauza Mathura Banger, Tehsil & Distt. Mathura were recorded tenure holder of khasra No. 980/0.2140 hectare Mauza Ganeshara, Tehsil & Distt. Mathura.

That as C.H. 11 fasli year 1401, Manoj Chaudhary S/o Bijendra Singh R/o 12 West Pratap Nagar Maholi Road, Mathura & Pramod Kumar S/o Bushudev R/o Om Nagar Colony Mauza Mathura Banger, Tehsil & Distt. Mathura were



recorded tenure holder of khasra No. 980/0.2140 hectare Mauza Ganesvara, Tehsil & Distt. Mathura.

That Pramod Kumar S/o Hashudev R/o Om Nagar Colony Mauza Mathura Banger, Tehsil & Distt. Mathura had executed a registered sale deed dated 27.08.2010 his 1/2 share of 0.214 i.e. 0.1070 hectare in favour of Ved Prakesh Magala S/o Murari Lal Ji R/o Bagla No. 1, Shriji Dham Goverdhan Road, Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.6791, Page No. 121-140, Document No 13206, Reg. dated 27.08.2010.

That as per khatiani fasli year 1419-1424, Name of M/S Maharaja Relaters was mutated in revenue record of khasra No. 980/0.1070 hectare Mauza Ganesvara, Tehsil & Distt. Mathura.

That Ved Prakesh Magala S/o Murari Lal Ji R/o Bagla No. 1, Shriji Dham Colony, Goverdhan Road Mathura had executed a registered sale deed dated 04.07.2016 his share 0.1070 hectare in favour of M/S Maharaja Relaters Mathura through Partner siddhara Post Sonkh, Tehsil & Distt. Mathura through Management Harendra Singh S/o Maharaj Singh R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.12638, Page No. 299-318, Document No 9652, Reg. dated 04.07.2016. (Questioned Property Khasra No. 980, Area 0.1070 Hectare).

That Smt. Seema W/o Late Sri Manoj Chaudhary Self & Mother & as a Guardian of his Daughter Km. Basika (Minor, Age 4 Year) & Km. Priyanshi (Minor, Age 2 Year) D/o Late Sri Manoj Chaudhary A/I R/o A/12, West Pratap Nagar, Maholi Road, Mathura had executed a registered sale deed dated 17.10.2011 of his share 1/2 of 0.214 i.e. 0.107 Hectare in favour of Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-46, Govind Nagar, Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.7813, Page No. 53-72, Document No 16123, Reg. dated 17.10.2011.

That Naresh Agrawal S/o Ramesh Chand Agrawal R/o C-66, Govind Nagar, Mathura had executed a registered sale deed dated 26.05.2016 of his share 1/2 of 0.214 i.e. 0.107 Hectare in favour of Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.12533, Page No. 125-148, Document No 7353, Reg. dated 26.05.2016. (Questioned Property Khasra No. 980, Area 0.214 Hectare).

That Atul Magala S/o Murari Lal Ji R/o Shriji Dham Goverdhan Road, Mathura had executed a registered sale deed dated 04.07.2016 of his share 1/2 of 0.214 i.e. 0.107 Hectare in favour of M/S Maharaja Relaters Mathura through Partner Pali Dugra Post Sonkh, Tehsil & Distt. Mathura through Management Harendra Singh S/o Maharaj Singh R/o Pali Dugra, Tehsil & Distt. Mathura, registered at the office of sub-registrar (Reg.) Mathura at Bahi No.1, Zild No.12638, Page No. 335-354, Document No 9654, Reg. dated 04.07.2016.

Now M/S Maharaja Relaters Mathura became the owner of the Area 0.214 Hectare of Khasra No. 980.

That Harendra Pratap Singh S/o Shri Maharaj Singh has developed a approved colony in the name of "Maharaja Park" which is duly approved by M.V.D.A. Mathura. Mauza Ganesvara is developed in the khasra No. 296 (Part), 978(Part), 979 (Part) 380 vide file No. 294/M/16-17 dated 28.03.2017.



Shri Preetam Singh & Shri Harendra Singh @ Harendra Pratap Singh & Shri Vipin Singh & Shri Swaroop Singh, Shri Rasal Singh & Shri Narendra Singh All S/o Shri Maharaj Singh & Shri Maharaj Singh All R/o Pali Danga, Tehsil & Distt. Mathura had made a registered Partner deed dated 25.04.2012 at AG-1230 dated 27.05.2014 in the name of **M/S MAHARAJA REALTORS VILLAGE PALI DUNGRA SONKH ROAD MATHURA.**

(1.) Shri Preetam Singh & (2.) Shri Harendra Singh @ Harendra Pratap Singh & (3.) Shri Vipin Singh & (4.) Shri Swaroop Singh, ~~(5.) Shri Rasal Singh~~ & (6.) Shri Narendra Singh All S/o Shri Maharaj Singh & (7.) Shri Maharaj Singh & (8.) Smt. Laxmi Devi W/o Preetam Singh & (9.) Anika Chaudhary W/o Harendra Singh & (10.) Archana Singh W/o Vipin Singh & (11.) Sri Dev Charan S/o Sri Lalooji All R/o Pali Danga, Tehsil & Distt. Mathura had made a registered Partnership deed dated 01.04.2016 in the name of **M/S MAHARAJA REALTORS VILLAGE PALI DUNGRA SONKH ROAD MATHURA IN CONTINEUTION OF 25.04.2012.** Further **Preetam Singh & Harendra Singh & Vipin Singh** has invested his land of Khata No 978/1-632 & 979/1-545 having total Area 3.577 Hectare & Khata No 296/0.8780 Hectare Mauza Ganeshara Tehsil & Distt. Mathura as a firm assets, so **M/S MAHARAJA REALTORS** became owner of the subjected Property.

Further as per partnership deed dated 25.10.2016, Partners Shri Swaroop Singh, ~~Shri Rasal Singh~~ are retired from the partnership firm, and (1.) Shri Preetam Singh & (2.) Shri Harendra Singh @ Harendra Pratap Singh & (3.) Shri Vipin Singh & (4.) Shri Narendra Singh All S/o Shri Maharaj Singh & (5.) Shri Maharaj Singh & (6.) Smt. Laxmi Devi W/o Preetam Singh & (7.) Anika Chaudhary W/o Harendra Singh & (8.) Archana Singh W/o Vipin Singh & (9.) Sri Dev Charan S/o Sri Lalooji All R/o Pali Danga, Tehsil & Distt. Mathura are the partners of the present firm.

**M/S MAHARAJA REALTORS** has transferable, right and interest in the properties. The properties are free from any encumbrances and are not registered mortgaged anywhere.

D. Encumbrance certificate for a period of 15 years for all the items of properties subject to 'C' above. - I personally verified the relevant records of Sub-Registrar office (Regn) Mathura, Distt. Mathura and I could not find any further encumbrance, Transfer, sale, Lien or any central or state government charge over the subjected property for the period 15.03.2004 to 15.03.2017.

E. Evidence of possession - findings on documents and revenue records -  
As per the sale deed of the subjected property present owner is in possession over the property. I personally inspected the property in question, I found the possession.

F. The documents to be deposited (original/certified) for creation of valid and enforceable mortgage and the specific persons who are required to create mortgage to deposit documents creating the mortgage.

**Document- mentioned in List of documents.**

G. Certificate of title should clearly disclose:

- 1) Whether the party has an absolute, clear and marketable title over the property/ies proposed to be mortgaged. YES
- 2) Whether the party can execute valid equitable mortgage in favour of the Bank. YES

3) Whether any of the property intended to be given by way of mortgage is subject any minor's or any other claims. As per documents--NO.


**List of documents for creation of equitable Mortgage-(Verify all documents mentioned below are available in original before disbursement of Loan.)**

1. Sale deed dated 04.07.2016 Sr. No.9652 Original Copy
2. Sale deed dated 04.07.2016 Sr. No.9652 Certified Copy
3. Sale deed dated 27.08.2010 Sr. No. 13206 Original Copy
4. Sale deed dated 27.08.2010 Sr. No. 13206 Certified Copy
5. Sale deed dated 17.10.2011 Sr. No.16123 Original Copy
6. Sale deed dated 17.10.2011 Sr. No.16123 Certified Copy
7. Sale deed dated 26.05.2016 Sr. No.7353 Original Copy
8. Sale deed dated 26.05.2016 Sr. No.7353 Certified Copy
9. Sale deed dated 04.07.2016 Sr. No.9654 Original Copy
10. Sale deed dated 04.07.2016 Sr. No.9654 Certified Copy
11. Sale deed dated 30.08.2011 Sr. No. 13754 Original Copy
12. Sale deed dated 30.08.2011 Sr. No. 13754 Certified Copy
13. Sale deed dated 12.04.2010 Sr. No. 6111 Original Copy
14. Sale deed dated 12.04.2010 Sr. No. 6111 Certified Copy
15. Sale deed dated 06.09.2010 Sr. No. 13676 Original Copy
16. Sale deed dated 06.09.2010 Sr. No. 13676 Certified Copy
17. Agreement to sale dated 17.05.2008, Sr. No. 4940 Original Copy
18. Agreement to sale dated 17.05.2008, Sr. No. 4940 Certified Copy
19. Agreement to sale (Toshi- extension of Time) dated 29.03.2010 Sr. No. 5136 Photo Copy
20. Khatauni Fasli Year 1418-1423(Khasra No. 296) Certified Copy
21. Khatauni Fasli Year 1419-1424(Khasra No. 980) Certified Copy
22. C.H. 11 fasli year 1401 Photo Copy
23. C.H. 45(Khasra No. 296) Certified Copy
24. C.H. 45(Khasra No. 978 & 979) Certified Copy
25. Sanctioned Map dated 28.03.2017 Photo Copy
26. Partnership deed dated 25.04.2012 & 01-04-2016 & 25-10-2016 \* Photo Copy
27. N.E.C. Receipt No. 4959, dated 15.04.2017 Sub-Registrar, Mathura, Distt, Mathura Original
28. N.E.C. Receipt No. 4955, dated 15.04.2017 Sub-Registrar, Mathura, Distt, Mathura Original
29. N.E.C. Receipt No. 4962, dated 15.04.2017 Sub-Registrar, Mathura, Distt, Mathura Original
30. N.E.C. Receipt No. 4961, dated 15.04.2017 Sub-Registrar, Mathura, Distt, Mathura Original
31. Sub-Registrar, Mathura Receipt No. 49, dated 27.04.2017 Original

Dated: 01.05.2017

Place: Mathura

Yours faithfully

  
UTTAM SINGH,  
Advocate

# UTTAM SINGH

ADVOCATE (M.PHIL.)

Office/Chamber:  
Civil Court Compound, Mathura (U.P.)  
Email: [uttamsinghadvocate@gmail.com](mailto:uttamsinghadvocate@gmail.com)

Residence:  
223/89, Jyoti Nagar, Radhika Vihar,  
Mathura (U.P.) 281004 Mob: 9808864534

## CERTIFICATE TO BE ISSUED BY THE ADVOCATE WHO SCRUTINISED THE DOCUMENTS


I have gone through the original title deeds intended to be deposited relating to the property and offered as security by way of simple/equitable mortgage and that the documents of title referred to above are perfect evidence of title and that if the said simple/equitable mortgage is created are deposited in the manner required by law, it will satisfy the requirements of creation of simple/equitable mortgage and I further certify that:

1. I have made a search in the land/revenue records and do not find any adverse features, which would prevent the titleholders from creating a valid mortgage.
2. I have visited the Registrar/ Sub Registrar's Office on 24.04.2017 and verified the records/ details of the property belonging to **M/S MAHARAJA REALTORS THROUGH PARTNERS** (In case of third party property). \*
3. There are no prior mortgages/charges whatsoever as could be seen from the encumbrance certificate for the period from 15.03.2004 to 15.03.2017 pertaining to the immovable property/ies covered by the above said title deeds.
4. There are prior mortgages/charges to the extent of \_\_\_\_\_ which are liable to be cleared or satisfied by complying with the following: N.A
5. There are claims from minor/s and his/their interest in the property/ies is to the extent of \_\_\_\_\_ (specify the share of the minor/s with name). N.A
6. The undivided share of the minor/s is (whether there is a claim or not) \_\_\_\_\_ (specify the share of minor/s). N.A
7. The property/ies is/are subject to the payment of Rs \_\_\_\_\_ (specify the liability that is fastened or could be fastened on the property/ies). N.A
8. Provisions of Urban Land Ceiling Act are not applicable/ permission obtained. N.A
9. Holding/acquisition is in accordance with the provisions of the Land Reforms Act.as per document not required.
10. The mortgage if created will be available to the Bank for the liability of the intending borrowers **M/S MAHARAJA REALTORS THROUGH PARTNERS**.

I certify that **M/S MAHARAJA REALTORS THROUGH PARTNERS** has a valid and marketable Sale hold rights in the property/ies shown above.

Place: Mathura  
Date: 01.05.2017

Yours faithfully

  
UTTAM SINGH  
Advocate.

27-4-2017

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उत्तराखण्ड एसो

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10/5/100

  
100/

प्रभा  
कार्यालय उप निबन्धन  
मन्त्र

भाग 2

प्रतिलिपि अथवा प्रार्थी द्वारा रखा जाने वाला।

अनुविधान संख्या संयुक्त प्रमाण क्रम सं० 4955

प्रार्थी या प्रार्थना पत्र प्रस्तुत करने का दिनांक 15-Apr-2017

प्रार्थकों या प्रार्थी का नाम उत्तम सिंह एडवो

काल का प्रकार भारत प्रमाण पत्र 2005 वर्ष से 2017 वर्ष तक

प्रमाण की प्रमाणांश

1. रजिस्ट्रीकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 100
4. मुद्रांतरनामा के अधिपत्रणीकरण के लिए शुल्क
5. कमीशन शुल्क
6. निर्वाचन / सहाय्य 0.00
7. धार्मिक भत्ता
- 8 में 6 तक का योग

शुल्क प्रस्तुत करने का दिनांक 15-Apr-2017

दिनांक जब लोग प्रतिलिपि या तलाश प्रमाण पत्र

संग्रह करने के लिए तैयार किया 15-Apr-2017

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

M

बभारी हाथकेखावास  
एड-विशेषक प्रमाण  
बहुल

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला



भाग 2

प्रतिभारिता लघुव्यय प्रार्थी द्वारा रखा जाने वाला।

व्यय निवन्धक संयुक्त-प्रयोग क्रम सं० 4959

व्यय या प्रार्थना पत्र प्रस्तुत करने का दिनांक 15-Apr-2017

प्रतिभारिता या प्रार्थी का नाम . . . . . (पूरा नाम लिखें)

व्यय का प्रकार भारत प्रमाण पत्र 2005 वर्ष से 2017 वर्ष तक

प्रतिफल की धनराशि

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला

1. रजिस्ट्रिकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 100
4. मुद्रास्थाना के अधिपक्षीकरण के लिए शुल्क
5. करीबान शुल्क
6. विविध / स्टम्प 0.00
7. यात्रिक भत्ता
- 1 से 6 तक का योग

शुल्क जमा करने का दिनांक 15-Apr-2017

दिनांक जब सेवा प्रतिलिपि या तुलना प्रमाण पत्र

जापस करने के लिए तैयार किया 15-Apr-2017

रजिस्ट्रिकरण अधिकारी के हस्ताक्षर

M

हमारी धांधलीबाधाएं  
इस-विषयक प्रमाण  
सबूत

भाग 2

प्रतिलिपि अथवा प्रती द्वारा रखा जाने वाला।

कार्य विवरणक मधुरा-प्रथम क्रम सं० 4962

मुद्रा या प्रार्थना पत्र प्रस्तुत करने का दिनांक 15-Apr-2017

प्रतिलिपि या प्रती का नाम उत्तम सिंह एच०

मुद्रा का प्रकार भार प्रमाण पत्र 2005 वर्ष से 2017 वर्ष तक

प्रमाण की धरणाएँ

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला

1. प्रतिलिपिकरण शुल्क 100
2. प्रतिलिपिकरण शुल्क
3. निर्दिष्ट या तलाश शुल्क 100
4. पुस्तकालय के अधिप्राप्ति करण के लिए शुल्क
5. कमीशन शुल्क
6. विविध / पट्टा 0.00
7. फोटिक चला
8. 5 से 6 तक का योग

शुल्क प्रस्तुत करने का दिनांक 15-Apr-2017

दिनांक जब मूल प्रतिलिपि या तलाश प्रमाण पत्र

जारी करने के लिए तैयार किया 15-Apr-2017

प्रतिलिपिकरण अधिकारी के हस्ताक्षर

उत्तम सिंह एच०  
उप-निदेशक प्रमाण  
पत्र

प्रतिलिपि अथवा प्रार्यी द्वारा रखा जाने वाला।

निर्देशक मधुरा-प्रथम क्रम सं० 4961

गैर आ पाठ्य पत्र प्रस्तुत करने का दिनांक 15-Apr-2017

प्रतिलिपि या प्रार्यी का नाम वचन सिंह एडव०

गैर आ प्रकार भार प्रमाण पत्र 2005 वर्ष से 2017 वर्ष तक

निर्देशक की प्रतिलिपि

भाग 2 की प्रतिलिपि पर फिर से लगाया जाने वाला


1. रीजिस्ट्रेशन शुल्क 100
2. प्रतिलिपिकरण शुल्क
3. निवेदन या तलाश शुल्क 100
4. मुख्यालय के अधिकारियों के लिए शुल्क
5. कमीशन शुल्क
6. विविधि / स्टाम्प 0.00
7. यात्रिक भत्ता
8. 1 से 6 तक का योग

शुल्क वसूल करने का दिनांक 15-Apr-2017

दिनांक जब लेख प्रतिलिपि या तलाश प्रमाण पत्र

समर्पण करने के लिए तैयार किया 15-Apr-2017

रीजिस्ट्रेशन अधिकारी के हस्ताक्षर

  
हजारी बहिष्काराण  
उप-निर्देशक पद  
पद

241/2010  
 प्रपत्र संख्या 26(नियम 92)  
 अन्वेषण का प्रमाण पत्र की संख्या  
 950 के प्रमाण पत्र की संख्या 950 के  
 प्रार्थना पत्र की संख्या

को श्रीमान वि. ए. 2000 मंडल ने मेरे पास नीचे उल्लिखित सम्पत्ति के पत्र देने के लिए प्रार्थना पत्र दिया है। सम्पत्ति का विवरण प्रार्थनापत्र में उल्लिखित के अनुसार दिया जायेगा।

वैतनिक श्रीमान वि. ए. 2000  
 पत्नी - श्रीमती ए. ए. 2000  
 पुत्र - श्रीमान

शेखर सिंह - 1011 श्रीमान वि. ए. 2000 ए.  
 1 श्रीमान 3/16 श्रीमान 2000 ए-1646 ए.  
 वैतनिक - श्रीमान

मैं एतद्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति उपरोक्त उल्लेखित करने वाले कार्यों तथा प्रस्तावों के लिये वर्ष 11-12-2010 से 14-06-2011 तक प्रस्तुत या अनुक्रमणिकाओं का अन्वेषण किया गया है और ऐसे अन्वेषण से निम्नलिखित कार्रवाई प्रस्ताव प्रकट होता है।

सम्पत्ति का विवरण जैसा लेख में दिया है	निष्पादन का दिनांक	लेखा का प्रकार तथा मूल्य	पक्षकारों के नाम निष्पादक अलाउमेन्ट	प्रतिष्ठित संख्या वर्ष
<u>30000</u>	<u>12-04-2010</u>	<u>20</u>	<u>श्रीमान</u> <u>श्रीमती</u> <u>श्रीमान</u>	<u>611</u> <u>2010</u>

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कार्यों तथा प्रस्तावों के अतिरिक्त उक्त सम्पत्ति जो प्रस्तावित करने वाला कोई अन्य मार प्रस्तुत नहीं हुई है।

- इस प्रमाण पत्र में प्रदर्शित वे मार प्रस्ताव हैं जो कि प्रार्थी द्वारा वर्णित सम्पत्ति के विवरण से अभिन्न हैं। यदि निष्पन्न अभिलेखों में सम्पत्ति का विवरण अपने से भिन्न चीति से दिया गया है जैसा प्रार्थी ने नहीं लिखा है तो उस स्थिति में वैसी मार प्रस्तावों का प्रमाणपत्र में समावेश नहीं किया जायेगा।
- वर्णित अन्वेषण व प्रमाण-पत्र यथा सम्भव साक्ष्यकारी पूर्णतः कार्यालय द्वारा तैयार किया गया है। फिर भी किन्हीं किसी भी अन्वेषण प्रमाण-पत्र की त्रुटि अथवा उसके परिवर्तनों के लिए उत्तरदायी नहीं है।
- इस पत्र में वे लेख यदि कोई हो तो प्रस्तुत हो गये हैं। किन्तु जिसका निष्पन्न हो गया है के सम्बन्ध में मार प्रस्ताव प्रमाण-पत्र शामिल नहीं है।

द्वारा अन्वेषण तथा प्रमाण-पत्र तैयार किया गया।  
 द्वारा अन्वेषण सत्यापित किया गया।

श्रीमान वि. ए. 2000  
 श्रीमती ए. ए. 2000  
 श्रीमान