

# Uttam Singh

ADVOCATE (LL.M, M.PHIL.)

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Civil Court Compound,  
Near Bohare Kanhaiyalal Hall,  
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Email: [uttamsinghadvocate@gmail.com](mailto:uttamsinghadvocate@gmail.com)

Residence:  
223/89, Jyoti Nagar, Near  
Maa Kela Devi & Hanuman Mandir  
Radhika Vihar B.S.A. College Road, Mathura  
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Annexure-"A" to Branch Circular No.111/47 dated 06-07-2017)  
Format of title Report.

Date: 10-01-2023

Ref.....

To,

The Manager,  
S.J.P. Global Ltd., Mathura

Dear Sir,

Re: **Title Search Report on the property/ies mentioned in GM-5, Situated at Mauja Satoha  
Asgarpur, Tehsil & Distt. Mathura.**

With reference to your letter No. dated , I, on the basis of the Photo copy title deeds forwarded to me pertaining to the said immovable property/ies and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under :

1. Name(s) and Address(es) of the Mortgagor(s)/Title holder(s)

S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111,  
Shri Jamunadham Colony-Goverdhan Chauraha, Mathura.

\_\_\_\_\_Borrower

2. Title Deeds in original seen by me: Photo copy

3. Description of immovable property/ies

**Total area- 1.6145 hectare**

4. Search in Sub-Registrar's Office-

i) Location of property/ies:

*Registering officer- S.R. Office Mathura.*

*(Particulars of the district/sub-district within which the property is located and the address of the registering officer - In case the property is situated in more than one sub-district/district, the Particulars of all the concerned sub-districts/districts and address of the registering offices to be given)*

ii) Investigation, flow/tracing of Title and Search:



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प्रभात २४

कार्यालय उप निदेशक

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*(The search in the records such as Index No.1, Index No.2, Book No.1/Supplementary Book No.1 should be made for the past 30 years to trace any encumbrance is created on the property. A narration of the root and chain of title at least for 30 years and how the title is conferred on the mortgagor should be given. The details of the books/ indexes searched by Advocate to be stated. In the event of any break in the chain of title or in case of any mortgage, charge or encumbrance subsists over the property, the details thereof specifying how the break in the chain of title took place to be stated).*

#### **Khasra no.91 & 107**

- 1- That as per Khatoni Fasli year 1412-1417 **Shri Chhidda S/o Shri Karan Singh R/o Satoha Asgarpur, Tehsil & Distt. Mathura (U.P)** is the recorded Tenure holder of Khata No.128, Khasra No.91 area 0.234 hect. situated at **Mauza Satoha Asgarpur, Tehsil & Distt. Mathura.**
- 2- That as per Khatoni Fasli year 1412-1417 **Smt. Maya Devi W/o Shri Karan Singh R/o Satoha Asgarpur, Tehsil & Distt. Mathura (U.P)** is the recorded Tenure holder of Khata No.323, Khasra No.107 area 0.493 hect. situated at **Mauza Satoha Asgarpur, Tehsil & Distt. Mathura.**
- 3- That as per Khatoni Fasli year 1418-1423 **S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111, Shri Jamunadham Colony-Goverdhan Chauraha, Mathura** is the recorded Tenure holder of Khata No.136, Khasra No.91 area 0.234 hect. situated at **Mauza Satoha Asgarpur, Tehsil & Distt. Mathura.**
- 4- That as per Khatoni Fasli year 1418-1423 **S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111, Shri Jamunadham Colony-Goverdhan Chauraha, Mathura** is the recorded Tenure holder of Khata No.45, Khasra No.107 area 0.493 hect. situated at **Mauza Satoha Asgarpur, Tehsil & Distt. Mathura.**
- 5- That **Shri Chhidda S/o Shri Karan Singh & Smt. Maya Devi W/o Shri Karan Singh both R/o Satoha Asgarpur, Tehsil & Distt. Mathura (U.P)** executed a Sale Deed of **Khasra no.91/0.234,107/0.493 Two Kita Area 0.727 Hect.**, in favour of **S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111, Shri Jamunadham Colony-Goverdhan Chauraha, Mathura**, which is regt. At bahi no.1 jild no.4183 page no.215-258 Sr. No.2834 dated 07-03-2007.
- 6- That **SJP Global though partner Ram Agrawal S/o Shri Umashankar Agrawal R/o Jamunadham Colony- Goverdhan Chauraha, Mathura** filed a case no.156/2006-07 **SJP Global through partner Ram Agrawal etc. Vs State U/S 143 UPZA & LR Act.** In the Court of **SDM Mathura for Araji** converted in to Non Agriculture land. Order of **SDM Mathura Araji** of **Khasra no.91/0.234, 107/0.493, 111/0.172, 127/0.193, 112/0.171, 113/0.172, 125/0. 193, 128/0.201 & 124/0.205 hect.** converted in to Non Agriculture land order dated 23-06-2007.

#### **Khasra no.89 & 109**

- 1- That **Shri Roshan S/o Shri Teja R/o Nagla Papri Bhag Datiya, Tehsil & Distt. Mathura (U.P)** executed a Sale Deed of **Khasra no.89/0.983, 109/0.343 Two Kita Area 1.326 Hect.**, in favour of **Pratap Singh S/o Shri Mohar Singh R/o Motikunj Extention Colony Mauja Virjapur, Tehsil & Distt. Mathura**, which is regt. At bahi no.1 jild no.4766 page no.217-268 Sr. No.455 dated 15-01-2008.

#### **Khasra no.106**



- 1- That as per Khatoni Fasli year 1412-1417 Killo S/o Bharat Singh R/o Satoha Asgarpur, Tehsil & Distt. Mathura was the recorded Tenure holder of Khata No.50, Khasra No.106 area 0.631 hect. situated at Mauza Satoha Asgarpur, Tehsil & Distt. Mathura Since 1409 Fasli. After the death of Shri Killo Singh his legal heirs Shri Narayan Singh & Babu Singh S/o Late Killo were owner of said property.
- 2- That Shri Narayan Singh & Babu Singh S/o Shri Killo R/o Satoha Tehsil & Distt. Mathura (U.P) executed a Sale Deed of Khasra no.106 Area 0.631 Hect., in favour of S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111, Shri Jamunadham Colony- Goverdhan Chauraha, Mathura, which is regt. At bahi no.1 jild no.5279 page no.269-328 Sr. No.11012 dated 03-10-2008.

**Khasra no.149,108,146 &148**

- 1- That as per Khatoni Fasli year 1418-1423 Shri Govind Singh S/o Late Shri Bhogiram R/o Satoha Asgarpur, Tehsil & Distt. Mathura is the recorded Tenure holder of Khasra No.149 area 0.613 hect. & 209 Area 0.184 hect. situated at Mauza Satoha Asgarpur, Tehsil & Distt. Mathura Since 1409 Fasli.
- 2- That as per Khatoni Fasli year 1418-1423 Shri Govind Singh, Omprakash, Narayan Singh, Harishankar, Mohanshyam & Gopal Singh all S/o Late Shri Bhogiram R/o Satoha Asgarpur, Tehsil & Distt. Mathura & SJP Global through partner are the recorded Tenure holder of Khasra No.146 area 0.314 hect. & 148 Area 0.450 hect. situated at Mauza Satoha Asgarpur, Tehsil & Distt. Mathura Since 1409 Fasli.
- 3- That Shri Govind Singh S/o Late Shri Bhogiram R/o Satoha Tehsil & Distt. Mathura (U.P) executed a Sale Deed of Khasra no.149/0.596 & 108/0.016 & 146/0.314 & 148/0.450 Total sale Area 0.70750 Hect., Order of SDM Mathura Khasra no. 108 area 0.016 is exchange by above Khasra no. 149 area 0.017 hect. So Total sale area is 0.70705 hect. in favour of S.J.P. Global through partner Ram Agrawal S/o Shri Umashankar Agrawal R/o 111, Shri Jamunadham Colony- Goverdhan Chauraha, Mathura, which is regt. At bahi no.1 jild no.9809 page no.21-78 Sr. No.14660 dated 06-08-2013.
- 4- That SJP Global though partner Ram Agrawal S/o Shri Umashankar Agrawal R/o Jamunadham Colony- Goverdhan Chauraha, Mathura filed a case no.221/2011-12 SJP Global through partner Ram Agrawal etc. Vs State U/S 143 UPZA & LR Act. In the Court of SDM Mathura for Araji converted in to Non Agriculture land. Order of SDM Mathura Araji of Khasra no.146/0.635, 146M/0.235, 148M/0.337 & 59M/2.757 hect. converted in to Non Agriculture land order dated 13-06-2012.

**Khasra no.98**

- 1- That as per Khatoni Fasli year 1412-1417 Shri Omprakash S/o Shri Soniram R/o Nagla Kumheriya Bhag Datiya, Tehsil & Distt. Mathura was the recorded Tenure holder of Khata No.15, Khasra No.98 area 0.264 hect. situated at Mauza Satoha Asgarpur, Tehsil & Distt. Mathura Since 1409 Fasli. After the death of Shri Omprakash S/o Soniram his legal heirs Shri Shri Dwarika Prasad & Lal Singh S/o Late Shri Omprakash & Smt. Ramwati W/o Late Shri Omprakash were owner of said property.
- 3- That Shri Dwarika Prasad & Lal Singh S/o Late Shri Omprakash & Smt. Ramwati W/o Late Shri Omprakash R/o Nagla Kumheriya Bhag Datiya Tehsil & Distt. Mathura (U.P) executed a Sale Deed of Khasra no.98 Area 0.264 Hect., in favour of Shri Pratap Singh S/o Shri Mohar Singh R/o Motikunj Extention, Colony, Mauja Virjapur, Tehsil & Distt. Mathura, which is regt. At bahi no.1 jild no.3925 page no.55-70 Sr. No.11866 dated 17-10-2006.



Order 143 UPZA & LR Act.

That Ram Agrawal S/o Shri Umashankar Agrawal R/o Jamunadham Colony- Goverdhan Chauraha, Mathura filed a case no.43/2011-12 Ram Agrawal etc. Vs State U/S 143 UPZA & LR Act. In the Court of SDM Mathura for Araji converted in to Non Agriculture land. Order of SDM Mathura Araji of Khasra no.122/0.068,188/0.688, 106/0.631, 492/0.652, 144/0.613, 32/0.352, 79/1089-0.081, 772/0.008 & 523M/0.274 hect. converted in to Non Agriculture land order dated 11-11-2011.

- 1- That Sudeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Suresh Kausik S/o Late Shri Mohan Lal Kausik & Pradeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Shri Ram Agrawal S/o Shri Umashankar Agrawal & Smt. Alka Rani Agrawal W/o Mahendra Kumar Agrawal & Pratap Singh S/o Shri Mohar Singh & Sunil Kumar Agrawal S/o Late Shri Shridhar Prasad & Mahendra Kumar Agrawal S/o Shri Baleram & Shri Rahul Magala S/o Shri Murari Lal had made a partnership firm dated 01 April 2007 in the name of M/S S. J. P. Global.
- 2- That Sudeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Suresh Kausik S/o Late Shri Mohan Lal Kausik & Pradeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Shri Ram Agrawal S/o Shri Umashankar Agrawal & Smt. Alka Rani Agrawal W/o Mahendra Kumar Agrawal & Pratap Singh S/o Shri Mohar Singh & Sunil Kumar Agrawal S/o Late Shri Shridhar Prasad & Mahendra Kumar Agrawal S/o Shri Baleram & Shri Rahul Magala S/o Shri Murari Lal had made a amended partnership firm dated 31 March 2008 in the name of M/S S. J. P. Global.
- 3- That S.J.P. Global Ltd. Regd. in Company at Kanpur (U.P) at Regd. no.U70102UP2010PLC 040335 dated 2010-11. Pradeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Sudeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & S.J.P. Real Estate & Suresh Chand Kausik S/o Late Shri Mohan Lal Kausik & Mahendra Kumar Agrawal S/o Shri Baleram & Pratap Singh S/o Shri Mohar Singh are the directors of Companies.
- 4- That S J P Global ltd. is acquired the share of S J P Global because all the partners of S J P Global invested his share in to S J P Global ltd. as share of all partners Pradeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & Sudeep Kumar Agrawal S/o Late Jamuna Prasad Agrawal & S.J.P. Real Estate & Suresh Chand Kausik S/o Late Shri Mohan Lal Kausik & Mahendra Kumar Agrawal S/o Shri Baleram & Pratap Singh S/o Shri Mohar Singh.
- 5- That M/s Global Ltd. became absolute owner as above noted Schedule '5' after the conversion of firm M/s S.J.P. Global into a company M/s S.J.P. Global Ltd. as described in clause 3 and 4 of Article of Association of company as well as in Schedule of Memorandum and Article of Association of company.
- 6- That there after the said S.J.P. Global Ltd. has got sanctioned a Layout Plan from the Mathura Vrindavan Development Authority Mathura. That Colony now known as "Shri Radha Gulmohar-5".



Note- Correction deed/Exchange deed / exchange orders are required or any other documents, which shows the correct area of khasra no. 89,85,91,98,106,107, 108 & 109 is mentioned in title deeds.

- iii) Confirm and state that the original title deeds submitted are the originals registered before the Registrar of Assurance: Yes.
- iv) Whether the property is ancestral and/or under joint ownership. If so, details of the coparceners/Karta and/or the co-owners. The respective shares should be incorporated specifically:-  
No.
- v) Minor's interest if any: -No.  
*(Imp: Any minor's interest if involved in the property proposed to be mortgaged or any other claims. If minor's interest is involved, what precautions are to be taken to protect Bank's interest as a mortgagee to be stated? Please note that if the property belongs to a minor, permission of competent Court is required to create the mortgage of the property).*
- vi) Documents pending for registration:-No.  
*(Enquiry is to be made whether any document creating mortgage, charge or encumbrance is pending registration in the concerned Sub-Registrar's/Registrar's office are to be stated. If so, full details of such charge etc. of charge holders' should be specified).*
- 5) Whether Urban Land (Ceiling and Regulation) Act 1976 is applicable in the State where the property is located. If applicable whether the immovable property(ies) fall(s) within the purview of the Act, verification and investigation should be made under sections 26, 27 and 28 of the Act to ensure that mortgagor(s) has/have obtained necessary permission from the competent authority under the Act. Documentary evidence showing such permission is obtained has to be attached with the report: -N.A
- 6) Whether the property is acquired under Land Acquisition Act, 1894/2014 and applicability of other State Legislations: - Yes.
- 7) Leasehold immovable Property (Where land/building is leasehold, please verify the terms of lease, whether any permission/NOC from the lessors/competent authority is required for creation of mortgage of such leasehold property and advice the precautions to be taken while obtaining such property in mortgage): -No., free hold property.
- 8) Investigation under Income Tax Act 1961, pending litigation related to property if any: - not found as per sale deed.  
*(Any permission of the concerned Assessing Officer under any of the provisions of I.T. Act is required for creating mortgage or any Certificate to be submitted to the Bank to show that no dues are outstanding to Income Tax Dept.)*
- 9) Investigation in regard to agricultural land: -Yes.  
*(Investigate and search the necessary records etc. with specific reference to the land if it is surplus, self-cultivated, if consolidation of holdings/acquisition proceedings etc. is in progress in the area, whether Government loan/any loan raised against the land and details about the charges/encumbrances may be specified, specifically with reference to the Agricultural Land Laws).*
- 10) The details of the certified copies of the revenue records obtained to confirm that no dues are outstanding by the Mortgagor. -from **S.R. office Mathura**.
- 11) Any other special enactment which is applicable to the property proposed to be mortgaged and affects the title. -N.A
- 12) If it is a property owned by the Company the additional safeguards like search before the Registrar of Companies to be obtained be stated- No.
- 13) Whether the records of sub-registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system. If so, whether any verification or cross checking are made and the comments/ findings in this regard. -No.



- In case of Possession / family settlement deeds, whether the Partition made is valid in law, whether the original deed is available for deposit, whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his/her/their share. The modality/ procedure to be followed to create a valid and enforceable mortgage. Whether any of the documents in question are executed in counter Plots or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages. -No.
- 15) Whether the property belongs to any trust or is subject to the rights of any trust? Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property? Is there any bar under local laws for creation of mortgage? The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws. -No.
  - 16) In case of Partnership firm, whether the property belongs to the firm and the Partnership deed is properly registered. Whether the Partners have authority to create mortgage for and on behalf of the firm. -No.
  - 17) If the property belongs to a Limited Company, Advocate to check the Borrowing powers, Board resolution, and authorization to create mortgage / execution of documents, registration of any prior charges with the Company Registrar (ROC), Memorandum of Association and Articles of Association etc. and submit details.-N.A
  - 18) In case of Societies, Association, check the required authority/ power to borrow and whether the mortgage can be created as per their constitutional documents and applicable laws, and the requisite resolutions, bye-laws etc. The additional precautions/ permissions to be obtained for creation of valid mortgage as per the respective state/central laws to be stated. -N.A
  - 19) If the property is a flat/ a Allotment or residential/commercial complex, Advocate to inter alia check/verify
    - a) Promoter's / Land owner's title to the land/ building: -Yes, Land owner's title to the land
    - b) Development Agreement/ Power of Attorney -N.A.
    - c) Independent title verification of the Land and/or building in question; - Yes.
    - d) Agreement for sale (duly registered): -No.
    - e) Payment of proper stamp duty; -No.
    - f) Approval of building plan, permission of appropriate/ local authority, etc.; -revenue authority.
    - g) Conveyance in favour of Society/ Condominium concerned; -Yes.
    - h) Occupancy Certificate/ allotment letter/ letter of possession;-Yes.
    - i) Membership details in the Society etc.-No.
    - j) Share Certificates-No.
    - k) No Objection Letter from the Society; -N.A
    - l) All legal requirements under the local/ Municipal laws, regarding ownership of flats/ Allotments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.; -N.A
    - m) Requirements for noting the Bank charges on the records of the Housing Society, etc. and comment.-N.A
  - 20) Advocate also to check whether the name of mortgagor is reflected as owner in the revenue/ Municipal/ Village records, whether the property offered as security is clearly demarcated in the title documents, whether the property has clear access as per documents? -Yes
  - 21) Any bar/ restriction for creation of mortgage under any local or special enactments, details of proper registration of documents, payment of proper stamp duty etc. -No.
  - 22) Whether the governing law, the constitutional documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.-Not required.

### Certificate

I have examined the Certified Title Deeds intended to be deposited relating to the aforesaid Property/ies and offered as security by way of Equitable Mortgage and that the documents of title



referred to in the Opinion are valid evidence of right, title and interest and that if the said Equitable Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage.

I hereby further certify that I have searched and verified the information furnished in this report and have compared the title deeds given to me with the records/copy of it in the office of the Sub Registrar and has found both tallying with each other. I confirm having made search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Officers/Sub- Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office. I do not find anything adverse which would prevent the Title holders from creating a valid Mortgage. The statements and other information given in the report are correct and true.

I certify that, there are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2008 to 30.11.2022 pertaining to the immovable property/(ies) covered by above said Title Deeds. The property is free from all registered encumbrances, charges or claims.

I certify that **S.J.P. Global Ltd.** has got a valid, clear, absolute and marketable title over the property shown above free of any encumbrances, charge or claims. There are no legal impediments for creation of the mortgage under any applicable law/ rules in force. I certify that the mortgage over the said property/ies can be enforced through process of law including under the provisions of SARFAESI Act, for recovery of dues to the Bank.

If **S.J.P. Global Ltd.** personally present and deposit the following title deeds in original with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally to deposit the original title deeds with your Branch for creation of equitable mortgage: -.

- 1- Original Allotment Letter/Agreement
- 2- Original Payment Receipt
- 3- Original Possession Letter
- 4- Sanctioned Layout plan
- 5- MOU & AOA of Vrinda Housing Private Limited
- 6- Original proposed sale deed in the name of proposed buyer/prospective buyer/s
- 7- Original Receipt No. 69 dated 05.01.2023



**Note- Correction deed/Echange deed / exchange orders are required or any other documents, which shows the correct area of khasra no. 89,85,91,98,106,107, 108 & 109 is mentioned in title deeds.**

The stamp duty payable on Oral Assent/MOD (if applicable) -0.5 % and maximum of 10,000/- Rs. of Loan Amount.

I hereby return the original documents forwarded to me vide your above said letter.

Signature

Name - Uttam Singh  
Advocate (LL.M, M.Phil.)  
Address and Seal

