

Pradeep Kulshrestha

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Date:-30.01.2022

LEGAL OPINION AS TO TRACING OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

Annexure -- Report of Investigation of Title in respect of immovable Property

1.	Name of the Owner	Matra Bhoomi Infrabuild Pvt. Ltd. through its Director Sh Rohit Garg, Sh. Vinod Kumar Agarwal, Shivaang Agarwal & Sh Vishal Agarwal Office at F-360 IIIrd Floor Kamla Nagar, Agra		
2.	Name of the unit/concern/company/ person offering the property/(ies) as security	Pvt Ltd Company		
3.	Complete or full description of the immovable property/(ies) offered as security including the following details.	Property i.e. Abadi Land measuring 3880.61 sq. mtrs. part of survey no. 1509, 1641 situated at KRISHNA VAAS -2 Mauja Baipur Mustaki Tehsil & Distt. Agra.		
	(a) Survey No.	Part of survey no. 1509, 1641		
	(b) Door/House No. (in case of house property)	N. A.		
	(c) Extent/area including plinth/built up area in case of house property	N. A.		
	(d) Locations like name of the place, village, city, registration, sub-district etc. Boundaries	Property i.e. Abadi Land measuring 3880.61 sq. mtrs. part of survey no. 1509, 1641 situated at KRISHNA VAAS -2 Mauja Baipur Mustaki Tehsil & Distt. Agra. East - Other Property West -Daudayal Enclave North - Other Property South -Road.		
4.	(a) Particulars of the documents scrutinized serially and chronologically.			
	(b) Nature of documents verified and as to whether they are originals or certified copies of registration extracts from the registering/ land/ revenue other authorities be examined			
Sl. No.	Date	Name/ Nature of the Document	Original/Certified Copy/ Certified Extract/ Photocopy etc.	
1.	30-07-2003	Sale deed	Original	sale deed dated 30.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 153/174 Sr. No. 3352.
2.	31-07-2003	Sale deed	Original	sale deed dated 31.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 203/224 Sr. No. 3354
3.	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahi No. 1 Vol. No. 7382 page No. 385/412 Sr. No. 2733.
4.	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahi No. 1 Vol. No. 7383 page No. 1/28 Sr. No.

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				2734
5.	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7383 page No. 29/56 Sr. No. 2735.
6	15-03-2013	Sale deed	Original	Sale deed dated 15.03.2013 Regd. on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 113/150 Sr. No. 1444.
7	15-03-2013	Sale deed		Sale deed dated 15.03.2013 Regd. on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 151/1 88 Sr. No. 1445.
8	22-03-2013	Sale deed		Sale deed dated 22.03.2013 Regd. on 22.03.2013 Bahi No. 1 Vol. no. 8275 Page No. 305/342 Sr. No. 1699.
9	08-06-2011	sale deed	Original	sale deed dated 08.06.2011 regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 191/222 Sr. No. 2971.
10	09-06-2011	Sale deed	Original	sale deed dated 08.06.2011 regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 223/254 Sr. No. 2972
11	19-12-2011	Sale deed	Original	sale deed dated 19.12.2011 Regd. on 19.12.2011 Bahi No. 1 Vol. No. 7643 Page No. 213/240 Sr. No. 6385.
12	7-01-2013	Sale deed	Original	sale deed dated 07.01.2013 Regd. on 07.01.2013 Bahi No. 1 Vol. no. 8139 Page No. 211/260 Sr. no. 62
13	30-1-2022	Khatoni	Copy	Not Applicable
14	31-03-2021	Lay out	Copy	Not Applicable
15		Copy of Board Resolution for authorizing sale deed	Copy	Not Applicable
16		MOA	Copy	Not Applicable
17	24-01-2021	Search Receipt & Certificate	Original	NA
5.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? (Please also enclose all such certified copies and relevant fee receipts along with the TIR)			Yes, Registered Documents are verified from Sub Registrar, Agra
6.	(a)	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?		No
	(b)	If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.		No
	(c)	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?		No
7.	(a)	Property offered as security falls within the jurisdiction of which sub-registrar office?		Sub-Registrar Agra.
	(b)	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district		No

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	registrar/registrar-general. If so, please name all such offices ?	
(c)	Whether search has been made at all the offices named at (b) above ?	Yes
(d)	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question ?	No

8. **After perusal of the enclosure and inspection of available records Index-2 in the**
The title of the intended mortgagor and his/its predecessors in interest from the mother deed to the latest title deed and whenever minors' interest or other clog on title is involved, for a further period depending on the deed for clearance of such clog on the title.

After inspection of the Revenue records available for the last 13 years and perusal of the enclosures it becomes clear that Initially Subhash Chands/o Sh Natholi and Smt. Mukti W/o Natholi R/o Dehtora tehsil And Distt, Agra were found recorded Bhoomidhar with transferable right of land survey No. 1509 Of Mauja Bain Pur Mustkil Tehsil & Distt. Agra.

Later on Said Smt. Mukti sold and Transferred his 1/2 Share i.e. **0.2310 Hect.** of Survey no. 1509 to Sh. Sunil Kumar And Sh. Bharat Kumar Ss/o Sh. Kishan Chand R/o Kamla Nagar Agra vide sale deed dated 30.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 153/174 Sr. No. 3352.

Likewise Said Sh. Subhash Chand sold and Transferred land area **0.1497 Hect.** of Survey no. 1509 to Sh. Sunil Kumar And Sh. Bharat Kumar Ss/o Sh. Kishan Chand R/o Kamla Nagar Agra vide sale deed dated 31.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 203/224 Sr. No. 3354. Hence Sh. Sunil Kumar And Sh. Bharat Kumar purchased total land area **0.3807 hect** of survey no 1509 through above 02 regd sale deeds.

Thereafter said Sh. Sunil Kumar and Sh. Bharat Kumar transferred his land aarea **0.1158 Hect.** of survey No. 1509 to Sh. Jinendra Kumar Jain S/o Sh. Harish Chandra Jain vide sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7382 page No. 385/412 Sr. No. 2733.

Thereafter said Sh. Sunil Kumar and Sh. Bharat Kumar transferred his land area **0.1158 Hect.** of survey No. 1509 to Sh. Ganesh Chand Goyal S/o Sh. Lakshmi Narayan Goyal vide sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7383 page No. 1/28 Sr. No. 2734

Further said SH. Sunil Kumar and Sh. Bharat Kumar sold and transferred land area **0.1158 Hect.** of survey No. 1509 to Sh. Rakesh Kumar Agarwal S/o Sh. Jagdeesh Kumar agARWAL Vide sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7383 page No. 29/56 Sr. No. 2735.

Lateron Matra Bhoomi Infra Build Pvt. Ltd. through its director Sh. Rohit Garg purchased land area **0.3474 Hect.** of survey No. 1509 from said Sh. Rakesh Kumar Agarwal and Sh. Ganesh Chand Goyal and Sh. Jinendra Kumar by Executing following three sale deeds.

1. Sale deed dated 15.03.2013 Regd.on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 113/150 Sr. No. 1444. Executed by Sh. Rakesh Kumar Agarwal in respect of land area **0.1158 Hect.** Survey no. 1509.
2. Sale deed dated 15.03.2013 Regd.on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 151/1 88 Sr. No. 1445. Executed by Sh. Ganesh Chand Goyal in respect of land area **0.1158 Hect.** Survey no. 1509.
3. Sale deed dated 22.03.2013 Regd.on 22.03.2013 Bahi No. 1 Vol. no. 8275 Page No. 305/342 Sr. No. 1699. Executed by Sh. Jinendra Kumar Jain in respect of land area **0.1158 Hect.** Survey no. 1509.

Dauji Shelters Pvt. Ltd. through its director Smt. Manita Sharma W/o Sh. Kuldeep Sharma R/o 35-Shyam Nagar Bodia Agra purchased land Survey No. 1641 along with other land Mauja Bainpur Tehsil & Distt. Agra from Ekta Sehakari Awas Samitee Ltd. Agra vide sale deed dated 17.10.2006 Regd. on 17.10.2006 Bahi No. 1 Vol. No. 5741 Page No. 43/78 Sr. No. 5322.

Thereafter Dauji Shelters Pvt. Ltd. sold and transferred the plot **Area 101.72 Sq. Mtr.** part of survey No. 1641 Mauja Bainpur Tehsil & Distt. Agra to Shree Vishnu kumar Agarwal S/o Sh. Ramesh Chand Agarwal vide sale deed dated 08.06.2011 regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 191/222 Sr. No. 2971.

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Thereafter Dauji Shelters Pvt. Ltd. sold and transferred the plot **Area 101.72 Sq. Mtr.** part of survey No. 1641 Mauja Bainpur Tehsil & Distt. Agra to Shree jai Prakash S/o Sh. Ved Ram Singh vide sale deed dated 08.06.2011 Regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 223/254 Sr. No. 2972.

Further said Dauji Shelters Pvt. Ltd through director Sh. Ankit Saraswat sold and transferred the plot **Area 203.17 Sq. Mtr.** part of survey No. 1641 Mauja Baipur Mustkil Tehsil & Distt. Agra to Sh. Sangesh Kumar Mittal S/o Sh. Vijay Agarwal vide sale deed dated 19.12.2011 Regd. on 19.12.2011 Bahi No. 1 Vol. No. 7643 Page No.213/240 Sr. No. 6385.

Thereafter above said Shree Vishnu kumar Agarwal, Shree jai Prakash & Sh. Sangesh Kumar Mittal jointly sold and transferred the total plot area 406.61 Sq. Mtr. part of survey no. 1641 Mauja Baipur to Matra Bhoomi Infrabuild Pvt. Ltd. vide sale deed dated 07.01.2013 Regd. on 07.01.2013 Bahi No. 1 Vol. no. 8139 Page No. 211/260 Sr. no. 62

After having purchased the said land present owner **Matra Bhoomi Infra Build** got its name mutated in revenue paper. Thereby Matra Bhoomi Infra Build Pvt. Ltd. became the owner of total land area **0.3880.61 Hect.** i.e. 3807 Sq. mtr. of survey No. 1509 and 1641 Mauja Baipur tehsil A& Distt. Agra.

After having purchased the said land Matra Bhoomi Infra Build Pvt. Ltd. developed and promoted a residential Scheme under the name and "STYLE KRISHNA VAAS-2" at Mauja bai pur Tehsil and Distt. Agra. and Carved out different type of plot as per lay out duly sanctioned by ADA 31.03.2021 Agra development Agra. Now said **Shree Kaila Infraventure** is the absolute owner having marketable title of the subject property as owner of the same said **Shree Kaila Infraventure** through its authorized director will execute the sale deed.

9.	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/ Allottee etc.)	Full ownership Rights
10.	If leasehold, whether;	Not Applicable
	(a) Lease Deed is duly stamped and registered	Not Applicable
	(b) Lessee is permitted to mortgage the Leasehold right;	Not Applicable
	(c) Duration of the Lease/unexpired period of lease,	Not Applicable
	(d) If a sub-lease, check the lease deed in favor of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
	(e) Whether the lease hold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
	(f) Right to get renewal of the leasehold rights and nature thereof.	Not Applicable
11.	If Government grant/ allotment/ Lease-cum/ Sale Agreement, whether grant/ agreement etc. provides for alienable right to the mortgage with or without conditions, the mortgagor is competent to create charge on such property, whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.	Not Applicable
12.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not Applicable
13.	If the property has been transferred by way of Gift/Settlement Deed, whether.	Not Applicable
	(a) The Gift/Settlement is duly stamped and registered	Not Applicable
	(b) The Gift/Settlement Deed has been attested by two witnesses.	Not Applicable
	(c) The Gift/Settlement Deed transfers the property to Donee.	Not Applicable
	(d) Whether the Donee has accepted the gift signing the Gift/Settlement Deed or by a separated writing or by implication or by actions	Not Applicable
	(e) Whether there is any restriction on the Donor in executing the gift/settlement deed	Not Applicable

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		in question.	
	(f)	Whether the Donnie is in possession of the gifted property.	Not Applicable
	(g)	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage.	Not Applicable
	(h)	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not Applicable
14.	(a)	In case of partition/family settlement deeds, whether the original deed is available for deposit. If not the modality/ procedure to be followed to create a valid and enforceable mortgage.	Not Applicable
	(b)	Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	(c)	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not Applicable
	(d)	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/ complied with.	Not Applicable
	(e)	Whether any of the documents in question are executed in counterparts or in more than one set ? if so, additional precautions to be taken for avoiding multiple mortgages?	Not Applicable
15.		Whether the title documents include any testamentary documents/wills ?	Not Applicable
	(a)	In case of wills, whether the will is registered will or unregistered will ?	Not Applicable
	(b)	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court ?	Not Applicable
	(c)	Whether the property is mutated on the basis of will ?	Not Applicable
	(d)	Whether the original will is available ?	Not Applicable
	(e)	Whether the original death certificate of the testator is available ?	Not Applicable
	(f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator ? (Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained)	Not Applicable
16.	(a)	Whether the property is subject to any wakf rights ?	Not Applicable
	(b)	Whether the property belongs to church/temple or any religious/other institutions having any restriction in creation of charges on such properties ?	Not Applicable
	(c)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
17.	(a)	Where the property is a HUF/Joint Family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	(b)	Please also comment on any other aspect which may adversely affect the validity of security in such cases ?	Not Applicable
18.	(a)	Whether the property belongs to any trust or is subject to the rights of any trust ?	Not Applicable
	(b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property ?	Not Applicable
	(c)	If so additional precautions/permissions to be obtained for creation of valid mortgage ?	Not Applicable
	(d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not Applicable
19.	(a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage	No
	(b)	In case of agricultural property other relevant records/ documents as per local laws if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	No
	(c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained.	Lay out for Residential scheme has been sanctioned by Agra Development Authority Agra on 21-03-2021
	(d)	Whether the property is affected by any local laws or other regulations having a bearing on the creation security (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)	Not Applicable

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20.	(a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	Obtain Affidavit from the title holder
	(b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	Not Applicable
21.	(a)	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	Obtain Affidavit from the title holder.
	(b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
	(c)	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/markings.	Not Applicable
22.	(a)	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	No
	(b)	Property belonging to partners, whether thrown on hotchpotch? Whether formalities for the same have been completed as per applicable laws?	No
	(c)	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
	(d)	Whether the property belongs to a Limited Company, check the Borrowing powers, Board Resolution, authorization to create mortgage/ execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association/Provision for Common Seal etc.	The property belongs to a Pvt Limited Company, Board Resolution, authorization to create mortgage/ execution of documents, /Title deeds, Copy of ROC, Search & Articles of Association is required.
	(e)	In case of Societies, Association the required authority/power to borrower and whether the mortgage can be created and the requisite resolutions, bye-laws	Not Applicable
23.	(a)	Whether any POA is involved in the chain of title ?	No.
	(b)	Whether the POA involved is one coupled with interest i.e. a Development Agreement cum Power of Attorney. If so please clarify whether the same is a registered document and hence it has created an interest in favor of the builder/developer and as such is irrevocable as per law.	Not applicable
	(c)	In case the title document is executed by the POA holder. please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favor of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs Agreements of Sale, Sale Deeds, etc. in favor of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
	(d)	In case of Builder's POA whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
	(e)	In case of Common POA (i.e. POA other than Builder's POA) please clarify the following clauses in respect of POA	No
	(i)	Whether the original POA is verified and the title investigation is done on the basis of original POA ?	Not Applicable
	(ii)	Whether the POA is a registered one ?	Not applicable
	(iii)	Whether the POA is a special or general one ?	Not applicable
	(iv)	Whether the POA contains a specific authority for execution of the title document in question?	Not Applicable
	(f)	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question ? (Please clarify whether the same has been ascertained/from the office of Sub-Registrar also ?)	Not applicable
	(g)	Please comment on the genuineness of POA ?	Not applicable
	(h)	The unequivocal opinion on the enforceability and validity of the POA ?	Not applicable
	(i)	Whether mortgage is being crated by a POA holder, check genuineness of the power of Attorney and the extent of the powers given therein and whether the same is properly executed stamped/authenticated in terms of the Law of the place, where it is executed.	Not applicable
24.		If the property is flat/apartment or residential/ commercial complex, check and comment on the following.	Residential Scheme
	(a)	Prventor's/Land Owner's title to the land/building.	Clear
	(b)	Development Agreement/Power of Attorney.	Not applicable
	(c)	Extent of authority of the Developer/builder.	Not applicable

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	(d) Independent title verification of the Land and/or building in question.	Full Ownership
	(e) Agreement for sale (duly registered)	Not Applicable
	(f) Payment of proper stamp duty.	Proper stamp Duty
	(g) Requirement of registration of sale agreement, development agreement, POA, etc.	Not applicable
	(h) Approval of building plan, permission of appropriate/local authority etc.	Required at the time of construction
	(i) Conveyance in favor of Society/ Condominium concerned.	Not applicable
	(j) Occupancy Certificate/allotment letter/letter of concerned.	Not applicable
	(k) Membership details in the Society etc.	Not applicable
	(l) Share Certificates.	Not applicable
	(m) No objection Letter from the Society.	Not applicable
	(n) All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations Development Control Regulations, Co-operative Societies Laws etc	Not applicable
	(o) Requirements for noting the Bank charges on the records of the Housing Society, if any :	Not applicable
	(p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Lay out for Residential scheme has been sanctioned by Agru Development Authority Agru on 21-03-2021
	(q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not applicable
	(s) Encumbrances, Attachments and/or claims whether of Government, Central or State or other Local authorities or Third Party Claims, Liens etc. and details thereof	Not Applicable
25.	The period covered under the Encumbrances Certificate and the name of the person in whose favor the encumbrances is created and if so, satisfaction of charge, if any.	2009 to 2022
26.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy ?	Not Applicable
	(a) Urban Land Ceiling, whether required and if so, details thereon.	Not Applicable
	(b) Whether No Objection Certificate under the Income Tax Act is required/obtained.	Not Applicable
27.	Details of RTC extracts/mutation extracts/Katha extracts pertaining to the property in question.	Not Applicable
28.	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records ?	Name of mortgagor is reflected as owner in the revenue Papers
29.	(a) Whether the property offered as security is clearly demarcated ?	Yes
	(b) Whether the demarcation/partition of the property is legally valid ?	Yes
	(c) Whether the property has clear access as per documents ?	Yes
30.	Whether the property can be identified from the following documents, and discrepancy/doubtful circumstances, if any revealed on such scrutiny ?	Yes
	(a) Document in relation to electricity connection.	Obtain from borrower
	(b) Document in relation of water connection.	Obtain from borrower
	(c) Document in relation to Sales Tax Registration, if any applicable.	Not applicable
	(d) Other utility bills if any.	Not applicable
31.	In respect of the boundaries of the property, whether there is a difference/discrepancy in any of the title documents or any other documents (such as valuation utility bills etc.) or the actual current boundary? If so please elaborate/ comment on the same.	No
32.	If the valuation report and/or approved/sanctioned plans are made available, please comment on the same including the comment on the description and boundaries of the property on the said document and that in the title deeds. (If the valuation report and/or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently on making the same available to the advocate)	Not Applicable
33.	Any bar/restriction for creation of mortgage under any local or special enactment, details of proper registration of documents, payment of proper stamp duty etc.	No
34.	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security ?	Yes
35.	In case of absence or original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard.	Not Applicable
36.	Whether the governing law/constitution documents of the mortgagor (other than natural persons) permits creation of mortgage and additional precautions, if any to be taken in such cases.	Not Applicable

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37.	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
38.	Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Not Applicable
49.	The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Matra Bhoomi Infrabuild Pvt. Ltd. through its Director Sh Rohit Garg Sh. Vinod Kumar Agarwal, Shivang Agarwal & Sh Vishal Agarwal

Signature of the Advocate

Annexure – C

Certificate of Title

I have examined the Certified Copy Title Deeds intended to be deposited relating to the schedule property(ies) and offered as security by way of "Equitable Mortgage" and that the document 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 is created, it will satisfy the requirements of creation of Equitable Mortgage and I further certify that

- I have examined the Documents in details, taking into account all the Guidelines in the check list vide Annexure B and the other relevant factors.
- I confirm having 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, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable) I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
- Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned office, and encumbrances certificate (EC), I hereby certify that genuineness of the Title Deeds. (Suspicious/Doubt, if any has been clarified by making necessary enquiries)
- There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2008 to 2021 pertaining to the Immovable Property (ies) covered by above said Title Deeds. The property is free from Encumbrance except Bond dt 5-06-2021.
- In case of second/subsequent charge in favor of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgage and the Bank (Delete, whichever is inapplicable) **Not applicable.**
- Minor(s) and his/their interest in the property(ies) is to the extent of (specify the share of the Minor with Name) (Strike out if not applicable) **Not applicable.**
- The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower Matra Bhoomi Infrabuild Pvt. Ltd.
- I certify that Matra Bhoomi Infrabuild Pvt. Ltd. has absolute, clear and Marketable title over the Schedule property(ies). I further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable
- In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage

1	30-07-2003	Sale deed	Original	sale deed dated 30.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 153/174 Sr. No. 3352.
2	31-07-2003	Sale deed	Original	sale deed dated 31.07.2003 Regd. on 31.07.2003 Bahi No. 1 Vol. No. 4804 Page No. 203/224 Sr. No. 3354
3	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahi No. 1 Vol. No. 7382 page No. 385/412 Sr. No. 2733.

Pradeep Kulshrestha Advocate
Off.- F-7, Jt. Kasturba Nagar
Paschimपुरी Road Agra
Mob - 9412301246, 7310568416

4	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7383 page No. 1/28 Sr. No. 2734
5	31-05-2011	Sale deed	Original	sale deed dated 31.05.2011 Regd. on 31.05.2011 Bahhi No. 1 Vol. No. 7383 page No. 29/56 Sr. No. 2735.
6	15-03-2013	Sale deed	Original	Sale deed dated 15.03.2013 Regd. on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 113/150 Sr. No. 1444.
7	15-03-2013	Sale deed		Sale deed dated 15.03.2013 Regd. on 15.03.2013 Bahi No. 1 Vol. no. 8255 Page No. 151/1 88 Sr. No. 1445.
8	22-03-2013	Sale deed		Sale deed dated 22.03.2013 Regd. on 22.03.2013 Bahi No. 1 Vol. no. 8275 Page No. 305/342 Sr. No. 1699.
9	08-06-2011	Agreement to sale	Original	sale deed dated 08.06.2011 regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 191/222 Sr. No. 2971.
10	09-06-2011	Sale deed	Original	sale deed dated 08.06.2011 regd. on 09.06.2011 Bhai no. 1 Vol. No. 7399 Page No. 223/254 Sr. No. 2972
11	19-12-2011	Sale deed	Original	sale deed dated 19.12.2011 Regd. on 19.12.2011 Bahi No. 1 Vol. No. 7643 Page No. 213/240 Sr. No. 6385.
12	7-01-2013	Sale deed	Original	sale deed dated 07.01.2013 Regd. on 07.01.2013 Bahi No. 1 Vol. no. 8139 Page No. 211/260 Sr. no. 62
13	30-1-2022	Khatoni	Original	Not Applicable
14	31-03-2021	Lay out	Original	Not Applicable
15		Copy of Board Resolution for authorizing sale deed	Original	Not Applicable
16		MOA		Not Applicable
17	24-01-2021	Search Receipt & Certificate	Original	NA

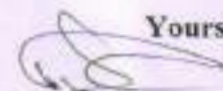
Note:- Obtain statement of account for confirmation of payment of postdated cheques mentioned in above detailed sale deeds

2- Plot no 4,5,6 are pledged with ADA as mentioned in copy of lay out Hence at the time of transfer or mortgage release letter from ADA is required.

3- Said Matra Bhoomi Infrabuild Pvt. Ltd through director Vishal Agarwal has executed bond of part area of land survey no 1509, 1641 mauja Bainpur Agra in Favour of ADA through Sh Sartish Chand on 05-06-2021

3- Copy of khasra recorded as Abadi of subject land is required

Yours faithfully



Pradeep Kuishrestha Advocate
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Pashchimpuri Road Agra
Mob - 9412301246, 7310568416

कार्यालय उपनिबंधक सदर प्रथम आगरा जनपद आगरा

आवेदन संख्या :2202200100199

प्रमाण संख्या :22022001000235

भार मुक्त प्रमाण-पत्र
(रजि० मैनुअल के नियम 328)

श्री. पृदीप कुल पुत्र. LATE SH. MAHAVEER PRASAD तहसील आगरा जिला आगरा ने निम्नलिखित सम्पत्ति से सम्बन्धित प्रपत्रों द्वारा प्रस्तुत भार मुद्रित प्रमाण पत्र हेतु प्राथना पत्र प्रस्तुत किया है।

सम्पत्ति ग्राम/मोहल्ला - बाईपुर, वार्ड/परगना- बाईपुर, आवासीय- Matra Bhumi Infra Pvt. Ltd. through director Sh. Rohit Garg S/o Sh. Suresh Chand Garg Kamla Nagar Agra Office 3rd Floor F-360 Kamla Nagar Agra , का Abadi bhumi Area 3880.61 Sq. Mtr. part of survey No. 1509,1641 ajnaam Krishna Vaas-2 Mauja Bain pur विवरण Mustkil Tehsil & Distt. Agra East-Others Land West-Dau dayal Enclave North-Others Property South-Sadak .

मैं पततद्वारा प्रमाणित करता हू कि इंडेक्स सं 02 तथा उससे सम्बन्धित सूची प्रपत्रों की तलाश दिनांक 01/01/2011 से दिनांक 23/01/2022 तक उक्त सम्पत्ति के सम्बन्ध में की गयी जिसमें निम्नलिखित भार पाये गये

कोई भार नहीं पाया गया

दिनांक :27-01-2022

नोट - 1 इस प्रमाण पत्र के समस्त विवरण आवेदक द्वारा दिए गए सम्पत्ति के ब्यौरे के आधार पर डूँडे गए हैं। यदि रजिस्ट्रीकृत लेखपत्र में सम्पत्ति को आवेदक द्वारा

आवेदन में दिये गए वर्णन से किसी दूसरे ढंग से वर्णित किया गया हो तो ऐसे लेखपत्रों से प्राप्त सूचना को प्रमाण पत्र में दर्ज नहीं किया जायेगा।

2. बाहिरा तलाश कार्यालय द्वारा यथासंभव सावधानी के साथ किया गया है, और विभाग प्रमाणपत्र में शामिल सूचना के लिए उत्तरदायी नहीं होगा।

3. इस प्रमाण पत्र में उन लेखपत्रों से सम्बन्धित सूचना शामिल नहीं है जो प्रस्तुत हो चुके हैं, परन्तु जिनका आषा की तारीख तक रजिस्ट्रीकरण नहीं हुआ है।

4. यह प्रमाण पत्र किसी सम्पत्ति के स्वत्व का प्रमाण नहीं है।

तलाशकर्ता एवं प्रमाण पत्र बनाने वाले निबन्धन लिपिक: संदीप सक्सेना नि०लि०
मिलान करने वाले निबन्धन लिपिक: संदीप सक्सेना नि०लि०

उपनिबंधक सदर प्रथम
आगरा

भुगतान पावती
उत्तर प्रदेश सरकार
निबन्धन कार्यालय - भुगतान पावती

आवेदन संख्या : 2202200100199
आवेदन तिथि : 27/01/2022
आवेदक का नाम : पृदीप कुल
मोबाइल संख्या : 9412301246

भुगतान का विवरण

भुगतान विधि : ई भुगतान
पंजीकरण राशि : 100
भुगतान तिथि : 27/01/2022
भुगतान पावती संख्या : 202200100170
प्राप्तकर्ता अधिकारी का नाम : संदीप सक्सेना

(प्राप्तकर्ता अधिकारी का हस्ताक्षर) (आवेदक का हस्ताक्षर)

भुगतान का विवरण

(भाग 1)

कर्ता अथवा प्रार्थी द्वारा रक्खा जाने वाला)

क्रम संख्या 48

सूचना-पत्र प्रस्तुत करने का दिनांक 24/12/22

प्रार्थी का नाम प्रदीप कुमार 2050

प्रकार

की धन राशि

स्टीकरण शुल्क 2000000

लिपिकरण शुल्क 200

क्षण या तलाश शुल्क

गारनामा कें अधिप्रमाणीकरण के लिये शुल्क

शिपन शुल्क

वध

क भत्ता

तक को योग 200

सुल करने का दिनांक 24/12/22

जब लेख्य प्रतिलिपि या तलाश

पत्र वापिस करने के लिये तैयार होगा।

करण अधिकारी के हस्ताक्षर

