

ललित कुमार अग्रवाल

B.COM. L-L.B., एडवोकेट

नोटरी पब्लिक

*Lalit Kumar Agrawal*

Advocate

Legal Adviser

Syndicate Bank

Punjab National Bank

BOI  Canara Bank

OBC  SBI  UBI

मवस्सल पेच, अग्रसेन नगर,

कोसीकलाँ (मथुरा)

पिन- 281403

M/s AUTHENTIC LEGAL POINT

Mavassal Paich, Agrasen Nager

KOSI KALAN (Mathura)

Mob. 9412179300

Email.paneladvocate@gmail.com

Ref. 01/25

Date.....11/07/2025

To,  
Real Estate Regulatory Authority,  
Raj Niyojan Sansthan, Naveen Bhawan,  
Kalankar House, Old Hyderabad, Lucknow

I have made the search in the Sub-Registrar Chhata, Mathura for the property of land falling in khasra no.315,325/5,327,329 having total area 10.582 hectares i.e. Situated at Aajnokh, Tehsil Chhata & Distt.Mathura having purchased the same vide registered sale deeds mentioned below :-

01. Registered sale deed dated 27.01.2024 executed by Yogendra Kumar s/o babulal R/o Aajnokh in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad C/o partner Manmohan s/o shri Ram avtar R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10540 on pages 117/132 as serial no 2406 dated 27-01-2024. (Khasra no.315 Area 1.0945 Hect. Mauza Aajnokh).

02. Registered sale deed dated 12.01.2024 executed by Yogeshwari urf yogesh w/o harichand R/o Gajipur in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad partner Manmohan s/o shri Ram avtar R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10506 on pages 233/246 as serial no 1191 dated 12-01-2024. (Khasra no.315 Area 0.445 Hect. Mauza Aajnokh).

03. Registered sale deed dated 12.01.2024 executed by Yogeshwari urf yogesh w/o harichand R/o Gajipur in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad C/o partner Manmohan s/o shri Ram avtar R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10506 on pages 289/302 as serial no 1195 dated 12-01-2024. (Khasra no.315 Area 0.447 Hect. Mauza Aajnokh).

04. Registered sale deed dated 17.03.2025 executed by Pushpa devi w/o jagdish R/o Aajnokh in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan R/o Barsana duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11853 on pages 81/96 as serial no 7750 dated 17-03-2025. (Khasra no.315 Area 0.202 Hect. Mauza Aajnokh).

05. Registered sale deed dated 21.02.2024 executed by Narayan singh S/o Shri Ram Singh R/o Aajnokh, Manoj Kumar faujdar S/o Hari singh R/o Mathura and Divyansh Chaudhary s/o Shri

Lakshminarayan Chaudhary R/o Sancholi in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad C/o partner Manmohan s/o shri Ram avtar R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10614 on pages 395/410 as serial no 5013 dated 21-02-2024. (Khasra no.325/5 Area 0.890 Hect. Mauza Aajnokh).

06. Registered sale deed dated 05.01.2024 executed by fateram s/o murari lal R/o Palson in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad C/o partner Manmohan s/o shri Ram avtar R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10487 on pages 1/14 as serial no 526 dated 05-01-2024. (Khasra no.327 Area 0.892 Hect. Mauza Aajnokh).

07. Registered sale deed dated 21.02.2024 executed by Sapna Chaudhary D/o jagvir singh W/o Divyansh Chaudhary and divyansh Chaudhary s/o lakshminarayan chaudhary R/o Sancholi in favour of Pramod Kumar gupta s/o mool chand R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 10615 on pages 1/14 as serial no 5014 dated 21-02-2024. (Khasra no.327 Area 2.5425 Hect. Mauza Aajnokh).

08. Registered sale deed dated 28.03.2025 executed by chhitar singh s/o devi singh and pancha devi urf panchi devi w/o devi singh R/o Aajnokh in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11900 on pages 181/196 as serial no 9304 dated 28-03-2025. (Khasra no.327 Area 0.1785 Hect. Mauza Aajnokh).

09. Registered sale deed dated 19.04.2025 executed by Ganga ram s/o bhajni R/o Aajnokh in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan R/o Barsana duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11963 on pages 209/222 as serial no 11276 dated 19-04-2024. (Khasra no.327 Area 0.2676 Hect. Mauza Aajnokh).

10. Registered sale deed dated 16.07.2024 executed by Gaytri devi w/o Gangaram R/o Mathura in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan R/o Barsana duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11112 on pages 375/388 as serial no 22482 dated 16-07-2024. (Khasra no.327 Area 0.1338 Hect. Mauza Aajnokh).

11. Registered sale deed dated 26.03.2025 executed by Ghan shyam s/o bhajni R/o Aajnokh in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan R/o Barsana duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11888 on pages 215/228 as serial no 8932 dated 26-03-2024. (Khasra no.327 Area 0.2676 Hect. Mauza Aajnokh).

12. Registered sale deed dated 19.10.2024 executed by malti devi w/o harmukh ray R/o Kosi Kalan in favour of Pramod Kumar gupta s/o mool chand R/o Faridabad duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11412 on pages 117/132 as serial no 32931 dated 19-10-2024. (Khasra no.329 Area 0.907 Hect. Mauza Aajnokh).

13. Registered sale deed dated 19.10.2024 executed by Maya devi w/o bishambar daya R/o Barsana in favour of Pramod Kumar gupta s/o mool chand R/o Faridabad duly registered in office

of sub registrar chhata Mathura vide book no 1 Zlid no 11412 on pages 101/116 as serial no 32930 dated 19-10-2024. (Khasra no.329 Area 0.907 Hect. Mauza Aajnokh).

14. Registered sale deed dated 19-10-2024 executed by Manu Agrawal W/o Mahendra Kumar R/o Barsana in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11412 on pages 133/148 as serial no 32932 dated 19-10-2024. (Khasra no.329 Area 0.301375 Hect. Mauza Aajnokh).

15. Registered sale deed dated 19.10.2024 executed by Malti devi w/o harmukh ray R/o Kosi Kalan in favour of Kadamshree Developers india LLP address 2276 sec 28 faridabad through authorized signatory vivek kumar s/o prahlad sharan duly registered in office of sub registrar chhata Mathura vide book no 1 Zlid no 11412 on pages 163/178 as serial no 32934 dated 19-10-2024. (Khasra no.329 Area 0.904125 Hect. Mauza Aajnokh).

After perusing the index register at the office of Sub-Registrar Chhata, Mathura, it is revealed that there is no record for the aforesaid property about charge, lien and encumbrances in any manner whatsoever and the said property is free from any encumbrance except loan of HDFC Bank Ltd. in the name of previous owner Sh.Yogendra Kumar on kharsa no.315 of Rs.720000 which is entered in the book no.I Jild no.10152 on Srl no.18565 on Dated 24-08-2023. It means that no record of any encumbrance is registered in the office of Sub-Registrar Chhata, Mathura except loan of HDFC Bank Ltd. in the name of previous owner Sh.Yogendra Kumar on kharsa no.315 of Rs.720000 which is entered in the book no.I Jild no.10152 on Srl no.18565 on Dated 24-08-2023 for the aforesaid property during the said property and no proof of any creation of any third party right, title and interest in the said property during this period is found.

The ownership of the aforesaid properties are still in the ownership of the respective owners and they have their respective rights in the aforesaid properties.

Thanking you,



Lalit Kumar Agrawal (Advocate)  
Registration No.1827/2000  
With Bar Council of U.P.



प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपकरण: छाता  
मथुरा

क्रम संख्या 20252470212/1

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 03/06/2025

प्रस्तुतकर्ता या प्रार्थी का नाम ललित कुमार एड

लेख का प्रकार: मुआयना 2012 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुख्तार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

03/06/2025

दिनांक जब लेख प्रतिलिपि या तलाश

03/06/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

ललित कुमार

छाता

# CERTIFICATE OF SEARCH

Application No. 2256 of 20 25  
 Certificate No. 2256 of 20 25

Shri Om Prakash Sharma applying applied for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property Plot No. 31/1/1/1

I hereby that a search had deed made in Book No. 1 and in the indexes relating there to from the year 2013 to the year 2025 for acts and encumbrances affecting the said property and that on such search the following acts and encumbrances appear :-

Serial No.	Description of Property	Date of Execution	Nature of Documents	Name of Parties	Reference to documents Number	Year
210	327	4.28.20				
18	315	2.18.90				
201	325/5	0.8.91				
10	329	3.22.10				
94	348	3.25.20				
150	349	0.9.95				

I also certify that save the aforesaid acts and encumbrances, on other acts and encumbrances have been found on the said property.

Search and Certificate Prepared by ..... Search verified and Certificate examines by .....  
 (Registration Clerk) (Registration Clerk)

Office : Sub Registrar, ..... Sub Registrar  
 Date : 3.6.25

Note : 1. The acts and encumbrances shown in this certificate are those discovered with reference to the description of properties furnished by the applicant. If the same properties in registered documents, have been described in a manner different from the way in which the applicant has described them, transactions evidenced by such documents will not be included in the certificate.  
 2. The requisite search has been made as carefully as possible by the office due the department will not on any account hold itself responsible for are errors in the results of the search embodies in this certificate.  
 3. This certificate does not include documents if any, which have been presented but have not been registered upto date.