

CHETAN KUMAR TRIVEDI

Legal Advisor :

(Advocate)



Contact Details :

L.L.No. 0565-2402413

Mob.No.-9627873886

Ref. No. – NEC/AS/05

Dated- 21/05/2024

NON ENCUMBRANCE CERTIFICATE

TO WHOMSOEVER IT MAY CONCERN

I certify as under:

1. That I have verified the Encumbrance Certificate Dated- 12/07/2022 Doc. No. 1359 From 12/07/2010 to 11/07/2022 & Encumbrance Certificate Dated- 12/07/2022 Doc. No. 1361 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated- 12/07/2022 Doc. No. 1360 From 12/07/2010 to 11/07/2022 & Encumbrance Certificate Dated- 29/01/2024 Doc. No. 258 From 29/01/2012 to 28/01/2024 and Encumbrance Certificate Dated- 29/01/2024 Doc. No. 277 From 29/01/2012 to 28/01/2024 and Encumbrance Certificate Dated- 12/07/2022 Doc. No. 1375 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1372 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1362 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1364 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1374 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1373 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1376 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1377 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1378 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1379 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 29-01-2024 Doc.No.271 From 29/01/2012 to 28/01/2024 and Encumbrance Certificate Dated 29-01-2024 Doc.No.279 From 29/01/2012 to 28/01/2024 and Encumbrance

Chamber :- Old Bar Varamda Civil Court Mathura
Office :- 805 Kans Khar Subji Mandi Vishram Ghat Mathura

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Certificate Dated 12-07-2022 Doc.No.1382 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 29-01-2024 Doc.No.274 From 29/01/2012 to 28/01/2024 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1283 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1384 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 12-07-2022 Doc.No.1385 From 12/07/2010 to 11/07/2022 and Encumbrance Certificate Dated 29-01-2024 Doc.No.273 From 29/01/2012 to 28/01/2024 issued by Office of Sub-Registrar(I) Mathura confirm that Property Details below mentioned is free from all Encumbrance as per Encumbrance Certificate Issued by Sub- Registrar Mathura.

2. That no prior charges over the said property and (A) **M/s Maharaja Realtors Mathura through Authorized signatory/partner Sh. Narendra Singh S/o Sh. Maharaj Singh R/o Vill- Palidungra Tah. & Dist. Mathura at present R/o Maharaja House, Anandlok, Goverdhan Road Mathura** is absolute owner of the said property after execution of questioned sale deed Dated- 22-03-2019 Bahi No. 1 Zild No. 14765 Page No. 189-212 Document No. 4261 on Dated- 22-03-2019 in Tah. & Dist. Mathura for Agriculture Land/Property area (0.6450 hect. part of **khasra no.83** + 0.4800 hect. part of **khasra no.84**) and total area 1.1250 hect. mauja Satoha Asgarpur Tah. & Dist. Mathura
(B) AND Sh. Maharaj Singh S/o Lt. Ram Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Dist. Mathura at present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road Tah. & Dist. Mathura as a P.A. holder of Sh. Vipin Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Dist. Mathura at Present R/o Maharaja House 106,107,108, Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed Dated- 03-02-2018 Bahi No. 1 Zild No. 13791 Page No. 327-350 Document No. 1842 on Dated- 03-02-2018 in Tah. & Dist. Mathura for Agriculture Land/Property area 1.1745 hect. part of **khasra no.96** mauja Girdharpur Tah. & Dist. Mathura
(C) AND Sh. Vipin Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Dist. Mathura at Present R/o Maharaja House 106,107,108, Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed Dated- 03-02-2018 Bahi No. 1 Zild No. 13790 Page No. 343-366 Document No. 1824 on Dated- 03-02-2018 in Tah. & Dist. Mathura for Agriculture Land/Property area 1.1745 hect. part of **khasra no.96** mauja Girdharpur Tah. & Dist. Mathura
(D) AND Sh. Preetam Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura as a P.A. Holder of Sh. Vipin Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said

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property after execution of questioned sale deed Dated- 03-02-2018 Bahi No. 1 Zild No. 13790 Page No. 367-390 Document No. 1825 on Dated- 03-02-2018 in Tah. & Dist. Mathura for Agriculture Land/Property area 1.2175 hect. part of **khasra no.97** mauja Girdharpur Tah. & Dist. Mathura

(E) AND Sh. Harendra Pratap Singh Alias Harendra Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed Dated- 03-02-2018 Bahi No. 1 Zild No. 13791 Page No. 303-326 Document No. 1841 on Dated- 03-02-2018 in Tah. & Dist. Mathura for Agriculture Land/Property area 1.2175 hect. part of **khasra no.97** mauja Girdharpur Tah. & Dist. Mathura

(F) AND M/s Maharaja Realtors Mathura through Authorized signatory/Partner Sh. Harendra Pratap Singh Alias Harendra Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed Dated- 05-07-2019 Bahi No. 1 Zild No. 15023 Page No. 273-296 Document No. 9473 on Dated- 05-07-2019 in Tah. & Dist. Mathura for Agriculture Land/Property area 0.10474 hect. part of **khasra no.1026K,1026kha,1019,1020** mauja Satoha Asgarpur Tah. & Dist. Mathura AND sale deed dated – 27-12-2017, Bahi No.1, Zild No.15702 page No.315-372 Doc.No.15659 on Dated 27-12-2017 in Tah. & Dist. Mathura for Agriculture land/Property area 0.61587 hect. part of **khasra no.1026K, 1026kha** Mauja Satoha Asgarpur Tah. & Dist. Mathura

(G) AND M/s Maharaja Infratech through Partner Sh. Harendra Pratap Singh Alias Harendra Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 26-07-2021 Bahi NO.1, Zild No.16725 page No.355-368 Doc.No.12314 on Dated 26-07-2021 in Tah. & Dist. Mathura for Agriculture Land / Property area 0.228625 hect. part of **khasra no.1028K**, Mauja Satoha Asgarpur Tah. & Dist. Mathura.

M/s Maharaja infratech dissolve on 31-08-2021 and at the time of dissolution all the properties of maharaja infratech transfrer to Sh. Harendra Pratap Singh Alias Harendra Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura and now the absolute owner of the all the property after execution Harendra Pratap Singh alias Harendra Singh.

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(H) AND M/s Harendra Pratap Singh Buildtech through Partner Sh. Harendra Pratap Singh Alias Harendra Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 25-02-2019 Bahi NO.1, Zild No.14705 page No.127-140 Doc.No.3015 on Dated 25-02-2019 in Tah. & Dist. Mathura for Agriculture Land / Property area 1.7520 hect. part of **khasra no.1073**, Mauja Satoha Asgarpur Tah. & Dist. Mathura **AND** questioned sale deed dated 17-12-2020 Bahi NO.1, Zild No.16289 page No.127-150 Doc.No.16627 on Dated 17-12-2020 in Tah. & Dist. Mathura for Agriculture Land / Property area 1.1227 hect. part of **khasra no.1075**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

Harendra Pratap singh Buildtech converted to Harendra Pratap singh Buildtech LLP dated 01-05-2023 vide LLP identification number – ACA -8759

(I) AND Sh. Vipin Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 23-07-2021 Bahi NO.1, Zild No.16722 page No.151-164 Doc.No.12208 on Dated 23-07-2021 in Tah. & Dist. Mathura for Agriculture Land / Property area 0.7200 hect. part of **khasra no.1082**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

(J) AND M/s Harendra Pratap Singh Buildtech through authorized Signatory / Partner Sh. Harendra Pratap Singh alias Harendra singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 18-02-2021 Bahi NO.1, Zild No.16439 page No.309-322 Doc.No.3317 on Dated 18-02-2021 in Tah. & Dist. Mathura for Agriculture Land / Property area 1.4400 hect. part of **khasra no.1083 and 1084**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

Harendra Pratap singh Buildtech converted to Harendra Pratap singh Buildtech LLP dated 01-05-2023 vide LLP identification number – ACA -8759

(K) AND Sh. Harendra Pratap Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 08-04-2019 Bahi NO.1, Zild No.14805 page No.193-212 Doc.No.5068 on Dated 08-04-2019 in Tah. & Dist.

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Mathura for Agriculture Land / Property area 0.2330 hect. part of **khasra no.1086**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

(L) AND M/s Harendra Pratap Singh Buildtech through authorized signatory / Partner Sh. Harendra Singh alias Sh. Harendra Pratap Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 23-07-2021 Bahi NO.1, Zild No.16722 page No.135-150 Doc.No.12207 on Dated 23-07-2021 in Tah. & Dist. Mathura for Agriculture Land / Property area 0.58480 hect. part of **khasra no.1086**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

Harendra Pratap Singh Buildtech converted to Harendra Pratap Singh Buildtech LLP dated 01-05-2023 vide LLP identification number – ACA -8759

(M) AND (1)Sh. Preetam Singh S/o Sh. Maharaj Singh Ji R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura as a p.a. holder of Sh. Vipin Singh S/o Sh. Maharaj Singh Ji AND (2)Sh. Maharaj Singh S/o Sh. Ram Singh R/o Vill- Pal Dungra Sonkh Road, Tah. Goverdhan Dist. Mathura at Present R/o Maharaja House 106,107,108, Anandlok, Goverdhan Road , Tah. & Dist. Mathura as a p.a. holder of Sh. Vipin Singh S/o Sh. Maharaj Singh Ji AND (3)Sh. Narendra Singh S/o Sh. Maharaj Singh R/o Vill-Pali Dungra Sonkh Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108, Anandlok, Goverdhan Road, Tah. & Dist. Mathura as a P.A. holder of Sh. Vipin Singh S/o Sh. Maharaj Singh Ji is absolute owner of the said property after execution of questioned sale deed dated 26-04-2019 Bahi NO.1, Zild No.14845 page No.219-238 Doc.No.5837 on Dated 26-04-2019 in Tah. & Dist. Mathura for Agriculture Land / Property area 1.2650 hect. part of **khasra no.1086**, Mauja Satoha Asgarpur Tah. & Dist. Mathura.

(N) AND M/s Harendra Pratap Singh Buildtech through authorized signatory / Partner Sh. Harendra Singh alias Sh. Harendra Pratap Singh S/o Sh. Maharaj Singh R/o Vill- Pali Dungra Sonkh Road Tah. Goverdhan Road Tah. & Dist. Mathura at Present R/o Maharaja House 106,107,108 Anandlok, Goverdhan Road, Tah. & Dist. Mathura is absolute owner of the said property after execution of questioned sale deed dated 18-02-2021 Bahi NO.1, Zild No.16439 page No.323-338 Doc.No.3318 on Dated 18-02-2021 in Tah. & Dist. Mathura for Agriculture Land / Property area 1.5612 hect. part of **khasra no.1085,1086**, Mauja Satoha Asgarpur Tah. & Dist. Mathura

Harendra Pratap Singh Buildtech converted to Harendra Pratap Singh Buildtech LLP dated 01-05-2023 vide LLP identification number – ACA -8759

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As per the records available and verified by Encumbrance Certificate Issued by Sub- Registrar Mathura

Note:- these properties is merged to firm these property are belongs to the firm **M/s Maharaja Realtors Mathura**

Your Faithfully
CHETAN KUMAR TRIVEDI
ADVOCATE

Reg. No. U.P 18394/2010