

**मोहन कुमार मिश्र**

एम एस. सी., एल एल. बी.  
एडवोकेट

Email : mohankumar.law@gmail.com

मोबाइल : 9760014550

• कार्यालय : सिविल कोर्ट, मथुरा

• आवास : 26, गोपाल बाग (निकट सिनेमा) वृन्दावन-281121

TO WHOMSOEVER IT MAY CONCERN

This is to declare that I am having more than 15 years of experience in land related matters and empanelled with various banks for providing legal search reports. The above is just for your information.

Place: Mathura

Dated: 27.06.2025



Mohan Kumar Mishra  
MOHAN KUMAR MISHRA  
ADVOCATE

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**TO WHOM SO EVER IT MAY CONCERN**

Re: Legal Opinion on investigation of title and obtaining of search report in respect of property:  
**Proposed Group Housing Building at Plot of land, situated at Khasra No 522, Village/mauja Chiksauli, Tehsil Goverdhan District Mathura.**

Belonging to Shri Satish Kumar Gupta son of Sri Ved Brat, resident of 164/165/20, K.D.B. Road Vishwas Nagar Thanser Kurukshetra Haryana and Shri Kapil Dev son of Sri Nand Lal, resident of House No 53, New Virat Nagarnear Radha Raman Mandir, Model Town Panipat Haryana.

**Details of Property –**

Plot of land  
situated at Khasra No 522,  
Village /mauja Chiksauli,  
Tehsil Goverdhan District Mathura

**Bounded as –**

East – Land of Ram Yadav  
North – Land of Sundar Shrichand

West – Land of Swati Khandelwal  
South – Road 30.00 Meter wide

**Admeasuring –**

Total Area 6034.00 Square Meters

Present owner – Shri Satish Kumar Gupta son of Sri Ved Brat, resident of 164/165/20, K.D.B. Road Vishwas Nagar Thanser Kurukshetra Haryana and Shri Kapil Dev son of Sri Nand Lal, resident of House No 53, New Virat Nagarnear Radha Raman Mandir, Model Town Panipat Haryana

I have perused following documents in respect of property aforementioned

1. Extract of Khatauni of mauja Chiksauli, Tehsil Goverdhan District Mathura
2. Certified Copy of Sale Deed Document No 16859 dated 30.09.2019
3. Certified Copy of Sale Deed Document No 13016 dated 26.10.2020
4. Certified Copy of Sale Deed Document No 18154 dated 08.11.2021
5. Certified Copy of Sale Deed Document No 18155 dated 08.11.2021
6. Certified Copy of Sale Deed Document No 21021 dated 20.12.2021
7. Certified Copy of Sale Deed Document No 21022 dated 20.12.2021
8. Copy of Approved Map vide letter no 491/Naksha Saha./Jila Panchayat Mathura/2023–24 dated 09.08.2024
9. Copy of Partnership Deed of M/s Braj Murliwala Residency LLP
10. Copy of Supplementary Agreement dated 05.12.2024

**Tracing of chain of title –**

a. That initially owner of subject property were Sri Vivek Yadav and Ravi Yadav sons of Lalit Yadav and Smt. Pavitra Yadav wife of Sri Lalit Yadav, residents of Village Barsana, Tehsil overdhan District Mathura, they were recorded tenure holder of class 1ka with transferable rights of Khasra No 522 area 0.3772 hectare out of 1.886 hectare land, situated at mauja Chiksauli, Tehsil Goverdhan District Mathura.

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*Mohankumar*

**MOHAN KUMAR MISHRA**  
**ADVOCATE**

AND

Sri Hemant Yadav son of late Ajay Kumar and Smt. Malti Devi wife of late Ajay Kumar, residents of Village Barsana, Tehsil Goverdhan District Mathura, they were recorded tenure holder of class 1ka with transferable rights of Khasra No 522 area 0.3772 hectare out of 1.886 hectare land, situated at mauja Chiksauli, Tehsil Goverdhan District Mathura.

b. That later on above noted Sri Vivek Yadav and Ravi Yadav sons of Lalit Yadav and Smt. Pavitra Yadav wife of Lalit Yadav executed sale deed regarding 0.3017 hectare land from their above noted property in favour of Smt. Vandana Agrawal wife of Sri Surendra Agrawal and Smt. Manu Agrawal wife of Sri Mahendra Agrawal, residents of Purana Bus Adda Barsana, Tehsil Chhata District Mathura and Miss Shivangi daughter of Sri Raj Krishna, resident of 874, Saray Kosikalan, Tehsil Chhata District Mathura and Smt. Gayatri Devi wife of Santosh Kumar, resident of Village Ranvari, Tehsil Chhata District Mathura through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Document No 16859 dated 30.09.2019.

c. That later on above noted Sri Hemant Yadav son of late Ajay Kumar and Smt. Malti Devi wife of late Ajay Kumar executed sale deed regarding 0.3017 hectare land from their above noted property in favour of Smt. Pushpa Kumari wife of Sri Bhagat Singh daughter of Peetam, resident of Umraya, Tehsil Chhata District Mathura and Smt. Manu Agrawal wife of Sri Mahendra Agrawal, resident of Purana Bus Adda Barsana and Smt. Renu wife of Sri Premchand, resident of 4624, near Kaali Mandir, mohalla Ram Nagar Kosikalan, Tehsil Chhata District Mathura and Miss Shivangi daughter of Sri Raj Krishna, resident of 874, Saray Kosikalan, Tehsil Chhata District Mathura through a deed through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 8282 pages 211-226 Document No. 13016 dated 26.10.2020.

d. That later on above noted Smt. Vandana Agrawal wife of Sri Surendra Agrawal and Smt. Manu Agrawal wife of Sri Mahendra Agrawal and Miss Shivangi daughter of Sri Raj Krishna and Smt. Gayatri Devi wife of Santosh Kumar executed sale deed regarding their above noted property in favour of Sri Sukhvir Singh son of Sri Prahlad Singh, resident of Dabhala, Tehsil Chhata District Mathura and Sri Nitin Kumar son of Sri Dhruv Kumar, resident of Main Bazar Baans mohalla Barsana, Tehsil Chhata District Mathura and Sri Rajendra Prasad Sharma son of Sri Girraj Prasad Sharma, resident of Holi Teela Barsana present resident of 8, Ram Mohan Vihar, Dayalbagh Agra through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 8869 Document No 18154 dated 08.11.2021.

e. That later on above noted Smt. Pushpa Kumari wife of Sri Bhagat Singh daughter of Peetam and Smt. Manu Agrawal wife of Sri Mahendra Agrawal and Smt. Renu wife of Sri Premchand executed sale deed regarding their above noted property in favour of Sri Sukhvir Singh son of Sri Prahlad Singh, resident of Dabhala, Tehsil Chhata District Mathura and Sri Nitin Kumar son of Sri Dhruv Kumar, resident of Main Bazar Baans mohalla Barsana, Tehsil Chhata District Mathura and Sri Rajendra Prasad Sharma son of Sri Girraj Prasad Sharma, resident of Holi Teela Barsana present resident of 8, Ram Mohan Vihar, Dayalbagh Agra through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 8869 Document No 18155 dated 08.11.2021.

f. That later on above noted Sri Sukhvir Singh son of Sri Prahlad Singh and Sri Nitin Kumar son of Sri Dhruv Kumar and Sri Rajendra Prasad Sharma son of Sri Girraj Prasad Sharma executed sale deed regarding their above noted property in favour of Sri Satish Kumar Gupta son of Sri Ved Brat, resident of 164/165/20, K.D.B. Road Vishwas Nagar, Thanser Kurukshetra Haryana, through a deed, registered in the office of Sub Registrar (Regn) Chhata at Book No 1 Volume 8937 pages 327-344 Document No 21021 dated 20.12.2021.

g. That later on above noted Sri Sukhvir Singh son of Sri Prahlad Singh and Sri Nitin Kumar son of Sri Dhruv Kumar and Sri Rajendra Prasad Sharma son of Sri Girraj Prasad Sharma executed

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MOHAN KUMAR MISHRA  
ADVOCATE

Bharat...

sale deed regarding their above noted property in favour of Sri Kapil Dev son of Sri Nand Lal, resident of House No 53, New Virat Nagar near Radha Raman Mandir, Model Town Panipat Haryana, through a deed, registered in the office of Sub Registrar (Regn) Chhata at Book No 1 Volume 8937 pages 345 –362 Document No 21022 dated 20.12.2021.

h. That later on above noted Sri Satish Kumar Gupta son of Sri Ved Vrat and Sri Kapil Dev son of Sri Nand Lal obtained permission from Jila Panchayat Mathura vide letter no 491/Naksha Saha./Jila Panchayat Mathura/2023–24 dated 09.08.2024 for proposed construction of "Group Housing Building" project over the property aforementioned.

History of M/s BRAJ MURLIWALA RESIDENCY LLP

An Agreement of LLP made at Mathura on 24<sup>th</sup> day of October 2024

BETWEEN

1. Sri Kapil Dev son of Sri Nand Lal, resident of House No 53, New Virat Nagar near Radha Raman Mandir, Model Town Panipat Haryana
2. Sri Jatin son of Kapil Dev, resident of House No 53, New Virat Nagar near Radha Raman Mandir, Model Town Panipat Haryana
3. Sri Satish Kumar Gupta son of Sri Ved Brat, resident of 164/165/20, K.D.B. Road Vishwas Nagar, Thanser Kurukshetra Haryana
4. Sri Abhishek Gupta son of Satish Kumar Gupta, resident of 165, Block B, Global City 29, Thanesar 136118 Haryana

j. That Business of M/s BRAJ MURLIWALA RESIDENCY LLP to carry on the business of contractors, builders, developers, landscapers and to deal with all kind of buying, selling, constructing, dealing, erecting building of all kind of immovable properties like flats, commercial and residential complexes etc.

k. That later on above noted Sri Kapil Dev son of Sri Nand Lal and Sri Satish Kumar Gupta son of Sri Ved Brat designated partners of M/s Braj Murliwala Residency LLP transferred their rights in aforementioned property in favour of Limited Liability Partnership as its capital contribution through supplementary LLP Agreement dated 05.12.2024.

l. That after the execution of sale deeds dated 20.12.2021, above noted Sri Kapil Dev son of Sri Nand Lal and Sri Satish Kumar Gupta son of Sri Ved Brat or any other designated partner of M/s Braj Murliwala Residency LLP, they are legally entitled to offer their property for equitable mortgage in favour of bank and they can offer their property for equitable mortgage in favour of bank.

m. That the title of the property is clear and marketable and charge can be created over the property in question.

**D. Encumbrance certificate**

I have personally verified the relevant records of Sub-Registrar office as maintained and as available from 01.01.2013 to 27.03.2025

I hereby certify that Sri Kapil Dev son of Sri Nand Lal and Sri Satish Kumar Gupta son of Sri Ved Brat partners of M/s Braj Murliwala Residency LLP have an absolute clear and marketable title over the schedule property.

There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificates for the period from 01.01.2011 to 27.03.2025 pertaining to the immovable property (ies) covered by above said title deeds. **The property is free from all encumbrances.**

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MOHAN KUMAR MISHRA  
ADVOCATE

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एडवोकेट

Continuation Sheet No. 4

The property can be complied under SARFAESI Act. There are no legal impediments for creation of the mortgage of the under any applicable law/rules in force.

Encl: 1. Original Inspection Receipt No 2096 dated 27.03.2025 Sub Registrar Chhata

Place: Mathura  
Date 28.03.2025

  
Mohan Kumar Mishra  
MOHAN KUMAR MISHRA  
ADVOCATE

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उपनिबन्धक छाता  
मथुरा

क्रम संख्या 2025247012096

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 27/03/2025  
प्रस्तुतकर्ता या प्रार्थी का नाम मोहन कुमार मिश्र एड  
लेख का प्रकार: भार प्रमाण 2013 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग

100

शुल्क वसूल करने का दिनांक

27/03/2025

दिनांक जब लेख प्रतिलिपि या तलाश

27/03/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

मोहन कुमार मिश्र

मथुरा

27/03/2025

27/03/2025

27/03/2025

# CERTIFICATE OF SEARCH

Application No.....1253.....of 20...25  
 Certificate No.....1253.....of 20...25

Shri. मालव कुमाल मिश्र having applied to me for a certificate giving particulars of registered acts and encumbrances, if any, in respect of undermentioned property - प्लॉट - चिकरीली

I hereby that a search had deed made in Book No. 1 and in the indexes relating there to from the year 27-3-13 to the year 26-3-25 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 Executant Claimants	Reference to documents entry Number Year
1	प्लॉट - जमीन रामदास				
2	प्लॉट - जमीन स्वामी स्वामीलाल				
3	प्लॉट - जमीन सुन्दर शी-चन्द				
4	प्लॉट - शेड वसति-घर				
5	प्लॉट - 6034 59m				
6	प्लॉट - 522 का काग				
<p>सप्ल डेव शं. ज-दलाल - ज. म. न. 53 - प्र. पानीपत कर्मिणा                  मजिस्ट्रेट - सनीश/कुमाल सुन्दर शं. वदपूर - वि 164/165/20                  के. जी. वी. शेड विश्वास मजदूर धानधी कुलकेत                  उक्त प्लॉट (30) के अन्तर्गत उक्त प्लॉट वलर माप प्रमाणपत्र जारी किया गया है</p>					

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 ..... (Registration Clerk) | Search verified and Certificate examines by ..... (Registration Clerk) | ..... Sub-Registrar

Office: Sub Registrar,  
 Date: 28-3-25

- 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 it self 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.

नं० B 17063

बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१  
की धारा २२ (१) के अंतर्गत प्रदत्त  
क्रमांक उत्तर प्रदेश-२८६७ सन् १९८६

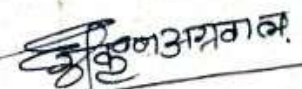
प्रमाणित किया जाता है कि

श्री/कुमारो/श्रीमती मोहन कुमार मिश्रा आत्मज/आत्मजा/पत्नी  
श्री आनन्द गोपाल मिश्रा जिला मथुरा आज की तिथि से  
उत्तर प्रदेश बार कौंसिल के अंतर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका  
नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार कौंसिल द्वारा  
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १४ मई १९८६ को बार कौंसिल द्वारा  
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क  
रु० २५० का मुद्रांक-पत्र एतत्साह संलग्न है।

  
(हरी कृष्ण अग्रवाल)  
तस्विर  
बार कौंसिल आफ उत्तर प्रदेश