

वाद का सारांश

प्रिंट निकाले

मण्डल:- आगरा **जनपद:-** आगरा **तहसील:-** आगरा **न्यायालय:-** तहसीलदार

वाद सं०:	9071/2025	कंप्यूटरीकृत वाद सं०:	T202501010109071
वादी / प्रतिवादी के नाम एवम पता:	नवीन कुमार गुप्ता , रूपम होटल पलिया कलां, लखीमपुर खीरी । बनाम श्रीमती निधि भटनागर , 14/283ए, भैरों वाली कोठी मदन मोहन दरवाजा आगरा।	वाद की स्थिति:	साक्ष्य वादी
वाद प्रकृति:	मूल वाद	दाखिल करने का दिनांक:	20-Sep-2025
अगला सुनवाई दिनांक:	25-Oct-2025	अधिनियम, धारा:	उत्तर प्रदेश राजस्व संहिता - 2006 , 34
गाँव और परगने का नाम:	गाँव:- , परगने का नाम:- आगरा		

वादग्रस्त भूमि का विवरण								
क्र सं०	जनपद	तहसील	परगना	ग्राम	खतौनी खाता संख्या	गाटा संख्या	गाटा यूनिक कोड	क्षेत्रफल
1	आगरा	आगरा	आगरा	राजपुर चुंगी अन्दर	00106	433/2	218374-0433-100212	0.1500

Disclaimer: उपरोक्त सूचना मात्र सूचनार्थ है तथा राजस्व न्यायालय कम्प्यूटरीकृत प्रबन्धन प्रणाली (RCCMS) में उपलब्ध अद्यतन सूचना पर आधारित है , इस सूचना की कोई विधिक मान्यता नहीं होगी। वास्तविक सूचना की पुष्टि सम्बंधित न्यायालय / न्यायालयों की पत्रावली / पत्रावलियों से की जा सकती है।

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1. The authenticity of this Identity Certificate should be verified at www.sbscertstamp.com or using e-Stamp Mobile App of Stock Holding Company of India.
2. Any discrepancy in the details on this Certificate and as available in the website of Mobile App remains the owner's responsibility.
3. The issue of replacing the legitimacy is on the owner of the Certificate.
4. In case of any discrepancy please inform the Compliance Authority.

To,
The Secretary & The Technical Advisor,
Uttar Pradesh Real Estate Regulatory Authority
Navin Bhawan, Rajya Niyojan Sansthan
Kalakankar House, Old Hyderabad, Lucknow-226007.

Subject: Affidavit cum Undertaking for Registration of Project "Sapphire Complex"

We, Navin Gupta authorized signatory of Zarakunited Private Limited and Madan Lal Sharma promoters of the project "Sapphire Complex", situated on Khasra No. 433/2 at Mauza Rajpur, Shamshabad Road, Tajganj Ward, Tehsil & District- Agra,

do hereby solemnly affirm, declare and undertake as follows:

1. That we are absolute owners of land admeasuring 926.12 sq. mt situated on Khasra No. 433/2 at Mauza Rajpur, Shamshabad Road, Tajganj Ward, Tehsil & District- Agra and we are the promoter & co- promoter of the project "Sapphire Complex"
2. That for the total area measuring 926.12 sq. meters we (Zarakunited Private Limited and Madan Lal Sharma) have entered into a consortium vide a consortium agreement dated 12-06-2025.
That as per the current Khatoni, the ownership of the said land parcel is recorded in the name of Mangilal/Shyam Lal, Babulal/Shyam Lal, Anto/Shyam Lal, Daudayal/Shyam Lal and others. However the actual ownership of 795.696 sqmt is with Zarakunited Private Limited and 130.424 sq. mt. with Madan Lal Sharma, for which we have applied before Tehsil- Agra, for mutation of our names in the revenue records pertaining to Khasra No. 433/2.
3. The mutation application has been registered under case no T-2025010109071 and adjudication is likely to be resolved within 60 days. Upon completion of the mutation process, we undertake to submit the updated Khatoni before the RERA Authority without any delay.
4. That we hereby undertake to comply with all the provisions of the Real Estate (Regulation & Development) Act, 2016, along with the rules and regulations made thereunder, and we assume full responsibility for the truthfulness, accuracy, and completeness of the information and particulars stated herein.

Deponent 1:

ZARAKUNITED PRIVATE LIMITED
Navin Gupta
Authorized Signatory of
Zarakunited Private Limited-DIRECTOR

ZARAKUNITED PRIVATE LIMITED

Deponent 2:

Madan Lal Sharma-DIRECTOR



Verification

We, the above- named deponents, do hereby verify that the contents of this Affidavit cum Undertaking are true and correct to the best of our knowledge and belief. Nothing material has been concealed therefrom.

Verified at Agra on this date 23-09-2025

ZARAKUNITED PRIVATE LIMITED

ZARAKUNITED PRIVATE LIMITED

Naveen Gupta
DIRECTOR

DIRECTOR

Witnesses:

Witness 1:

Name: Santosh Kumar Singh (Act)

Address: 11732, M. Ch. Badli, Agra

Signature: [Signature]

Witness 2:

Name: Santosh Sharma

Address: [Signature] Agra

Signature: [Signature]



Explained to...
Read by...
Witnessed by...
24/1/2025