

## 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 । <b>बनाम</b> 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 यूनिंक 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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Account Reference  
Invoice Date Reference  
Purchased To  
Description of Document  
Property Description  
Consideration Price (Rs.)  
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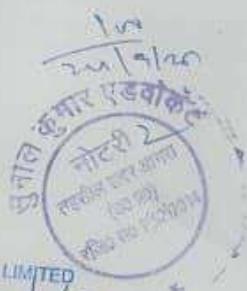
IN-UPR1814545022895X  
Stamp Duty Paid By  
Stamp Duty Amount(Rs.)  
ZARAK UNITED PRIVATE LIMITED  
THE PROJECT MGT AND THE TECHNICAL ADVISOR LUCKNOW  
ZARAK UNITED PRIVATE LIMITED  
100  
सत्यमेव जयते

ARMEESH KUMAR  
Stamp No. 27  
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₹100

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ZARAKUNITED PRIVATE LIMITED

M DIRECTOR

ZARAKUNITED PRIVATE LIMITED

Namun Gupta DIRECTOR

Statutory Alert:

- 1. The authenticity of this Stamp Certificate should be verified at [www.affidavitapp.in](http://www.affidavitapp.in) or using e-Stamp Mobile App of State Treasury.
- 2. The cost of checking the legitimacy is on the users of the platform.
- 3. In case of any discrepancy please inform the Competent 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
3. That as per the current Khatoni, the ownership of the said land parcel is recorded in the name of Mangilal/Shyamalal, Babulal/Shyamalal, Anto/Shyamalal, Daudayal/Shyamalal 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.
4. 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.
5. 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.

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25/11/25  
मंगल कुमार एडवाकर  
नोटरी  
एग्रीकल्चरल स्टेट अफिस  
(50 sq)  
कमि 403 4/5/2025

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: Sandeep Kumar Singh (act)

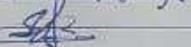
Address: 11732 An. Area Badli, Agra

Signature: 

Witness 2:

Name: Santosh Sharma

Address: Badli, Agra

Signature: 



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Read by  
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Date  
Signature

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24/9/2025