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### Tracing of Title History & Investigation Report

That "M/s Maharaja Realtors" Village Pali Dungara, Sonkh Road, Mathura, a registered Partnership firm, registered under the provisions of Indian Partnership Act no. 9 of 1932. Registered in the Office of Registrar of the Firm, Agra. Bearing registration AG - 12530 dated 27/05/2014.

That M/s Maharaja Realtors, developed a residential Colony in the name & style of "Maharaja Man Sarovar". Lay out plan of said "Maharaja Man Sarovar" has been approved from MVDA Mathura, vide File no. MVDA/LD/21-22/0502 dated 22/03/2022.

That above said Colony Maharaja Man Sarovar developed on the land Khasara no. 1018, 1026kha, 1019, 1026k, 1020, 1020 mi, 1017 mi, 1021, 1022, 1023, 1024, 1025, 1028k, 1028kha, 1086 & 1082 of Mauza Satoha Asgarpur & khasara no. 83, 84, 96 of Mauza Girdharpur Tehsil & District Mathura.

Before verifying the title deeds in the concerned case, I want to mention some relevant facts: -

Originally the title begins from Ch. Aakar Patra -45, which is a final document of title in consolidation proceedings. Though land involved in all sale-deeds is situated within the limits of Mathura Vrindavan Nagar Nigam Mathura.

(A) As per CH -45 land Khata no. 212 khasara no. 96 land area 2.269-hectare L.R. Rs. 48.60. Mauza Girdharpur Tehsil & District Mathura, recorded as owner in the name of Heera Lal s/o Sitaram r/o Nagala Amra part of Village Naugaon Tehsil & District Mathura.

Then as per khatoni for the year 1411 to 1416 fasali, after the death of Heera Lal s/o Sitaram said land mutated/ recorded in the name of their successors namely 1. Bhagwan Singh 2. Hari Singh 3. Nabab Singh all ss/o Late Heera Lal all r/o Nagala Amra part of Village Naugaon Tehsil & District Mathura.

Then as per agreement to sale dated 30/05/2014, registered on date 30/05/2014 at bahi no. 01 zild no. 10588 page no. 48 to 72 document no. 8562 in the office of Sub Registrar 1st Mathura, all three 1. Bhagwan Singh 2. Hari Singh 3. Nabab Singh all ss/o Late Heera Lal, entered in an agreement to sale, land area 1.1745 hectare out of total land area 2.349 hectare of land Khasara no.96 Mauza Girdharpur in consideration of Rs. 1,17,45,000/- only in favor of Shri Maharaj Singh s/o Late Shri Ram Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh.



Then, as per another agreement to sale dated 30/05/2014 registered on date 30/05/2014 at bahi no. 01 zild no. 10588 page no. 155 to 178 document no. 8565, in the office of Sub Registrar 1st Mathura, all three 1. Bhagwan Singh 2. Hari Singh 3. Nabab Singh all ss/o Late Heera Lal, entered in an agreement to sale, remaining land area 1.1745 hectare out of total land area 2.349 hectare of land Khasara no.96 Mauza Girdharpur in consideration of Rs. 1,17,45,000/- only in favor of Shri Vipin Singh s/o Shri Maharaj Singh Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura.

Then as per mutation order R.C. -9, dated 05/12/2017 passed by R.I. OI, after the death of Hari Singh s/o Heera Lal, their successors 1. Rajendra Singh 2. Bhuri Singh & 3. Ashok Kumar all ss/o Hari Singh, got mutated on their share in above said land khasara no. 96 Mauza Girdharpur.

1. Then as per sale deed dated 03/02/2018 document no. 1842, Bhagwan Singh & Nabab Singh ss/o Late Heera Lal & Rajendra Singh, Bhuri Singh & Ashok Kumar all ss/o Late Hari Singh executed a sale deed as per terms of agreement to sale dated 30/05/2014 registered on date 30/05/2014 document no. 8562 to sale land area 1.1745 hectare, out of total land area 2.349 hectare of land Khasara no.96 Mauza Girdharpur in favor of Shri Maharaj Singh s/o Late Shri Ram Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura (Land area 0.117 hectare), through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh & Shri Vipin Singh s/o Shri Maharaj Singh (Land area 0.5885 hectare) & Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh (Land area 0.4690 hectare).
2. Then as per sale deed dated 03/02/2018 document no. 1824, Bhagwan Singh & Nabab Singh ss/o Late Heera Lal & Rajendra Singh, Bhuri Singh & Ashok Kumar all ss/o Late Hari Singh executed a sale deed as per terms of agreement to sale dated 30/05/2014 registered on date 30/05/2014 document no. 8565 to sale land area 1.1745 hectare, out of total land area 2.349 hectare of land Khasara no.96 Mauza Girdharpur in favor of Shri Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Gova rdhan Road, Tehsil & District Mathura.

Then as per Mutation order dated 08/03/2018 passed by Tehsildar Mathura in case no. 400, land area 1.1745 hectare of khasara no. 96 Mauza Girdharpur got mutated in the name of buyer Shri Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura, in place of Bhagwan Singh & Nabab Singh ss/o Late Heera Lal & Rajendra Singh, Bhuri Singh & Ashok Kumar all ss/o Late Hari Singh by way of sale deed dated 03/02/2018 document no. 1824.

Then as per Mutation order dated 13/04/2018 passed by Tehsildar Mathura in case no. 397, land area 1.1745 hectare of khasara no. 96 Mauza Girdharpur got mutated in the name of buyer Shri Maharaj Singh s/o Late Shri Ram Singh (Land area 0.117 hectare), through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh & Shri Vipin Singh s/o Shri Maharaj Singh (Land area 0.5885 hectare) & Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh (Land area 0.4690 hectare), in place of Bhagwan Singh & Nabab Singh ss/o Late Heera Lal &



Rajendra Singh, Bhuri Singh & Ashok Kumar all ss/o Late Hari Singh by way of sale deed dated 03/02/2018 document no. 1842.

Now as per khatoni for the year 1429 to 1434 fasali, **total land area 2.348 hectare** of khasara no. 96 Mauza Girdharpur recorded as owner in the name of Shri Vipin Singh s/o Shri Maharaj Singh (Land area 0.5885 hectare + 1.1745 = 1.763 hectare) & Shri Maharaj Singh s/o Late Shri Ram Singh through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh (Land area 0.117 hectare) & Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh (Land area 0.4690 hectare)

(B) As per CH-45 land Khata no. 47 khasara no. 83 land area 0.645-hectare & khasara no. 84 area 0.480-hectare Total land area 1.125-hectare L.R. Rs. 23.20 Mauza Girdharpur Tehsil & District Mathura, recorded as owner in the name of Jagannath s/o Lalaram r/o Village Satoha Tehsil & District Mathura.

Then after the death of Jagannath s/o Lalaram, as per khatoni for the year 1411 to 1416 fasali & 1423 to 1428 fasali, said land recorded in the name of their successors namely Dan Singh & Pillu both ss/o Late Jagannath.

1. Then as per sale deed dated 22/03/2019 document no. 4261, Dan Singh & Pillu ss/o Late Jagannath, executed a sale deed to sale land area 1.125-hectare, total land of Khata no. 58 Khasara no.83 & 84 Mauza Girdharpur in favor of M/S Maharaja Realtors Mathura, through its partner Shri Narendra Singh s/o Shri Maharaj Singh r/o o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present address – Maharaja House, Anand Lok, Goverdhan Road, Tehsil & District Mathura.

Then as per khatoni for the year 1423 to 1428 fasali, above said land Khata no. 58 Khasara no. 84 area 0.480-hectare & khasara no. 83 area 0.645-hectare total land area 1.125-hectare got mutated in the name of M/S Maharaja Realtors Mathura, through its partner Shri Narendra Singh s/o Shri Maharaj Singh r/o o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present address – Maharaja House, Anand Lok, Goverdhan Road, Tehsil & District Mathura in place of Dan Singh & Pillu ss/o Late Jagannath by way of sale deed dated 22/03/2019 document no. 4261.

Now as per khatoni for the year 1429 to 1434 fasali, land Khasara no. 84 area 0.480-hectare & khasara no. 83 area 0.645-hectare **total land area 1.125-hectare** Mauza Girdharpur recorded as owner in the name of M/S Maharaja Realtors Mathura, through its partner Shri Narendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present address – Maharaja House, Anand Lok, Goverdhan Road, Tehsil & District Mathura.

(C) As per CH -45 land Khata no. 258 khasara no. 1082 land area 0.720-hectare L.R. Rs. 10.80. Mauza Satoha Asgarpur Tehsil & District Mathura, recorded as owner in the name of Balvir s/o Man Singh r/o Village Satoha Asgarpur, Tehsil & District Mathura.

Then as per mutation order P.K -11, dated 30/01/2015 passed by R.I. Kosikhurd, land Khata no. 287 Khasara no. 1082 area 0.720-hectare, after the death of Balvir said land got mutated in the name of Kuldeep, Pradip, Mukesh & Ashok all ss/o Balvir & Smt. Azmat Kaur urf Ajo w/o



Late Balvir as successors of Late Balvir. Said order recorded on khatoni for the year 1418 to 1423 fasali khata no. 287 Mauza Satoha Asgarpur, Tehsil & District Mathura.

Then as per sale deed dated 23/07/2021 document no. 12208, Kuldeep, Pradip, Mukesh & Ashok all ss/o Balvir & Smt. Azmat Kaur urf Ajjo w/o Late Balvir, executed a sale deed to sale land area 0.720-hectare, total land of Khata no. 68 Khasara no.1082 Mauza Satoha Asgarpur in favor of Shri Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

Then as per mutation order dated 28/10/2021 passed by Tehsildar Mathura, which is recorded on khatoni for the year 1424 to 1429 fasali, above said land Khata no. 68 Khasara no. 1082 **total area 0.720-hectare** got mutated in the name of Shri Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura. in place of Kuldeep, Pradip, Mukesh & Ashok all ss/o Balvir & Smt. Azmat Kaur urf Ajjo w/o Late Balvir by way of sale deed dated 23/07/2021 document no. 12208.

(D) As per CH -45 land Khata no. 394 khasara no. 1086 land area 2.924-hectare L.R. Rs. 46.00. Mauza Satoha Asgarpur Tehsil & District Mathura, recorded as owner in the name of Smt. Ratan Kaur w/o Subedar Man Singh r/o Village Nagala Bohara, Tehsil & District Mathura.

(1) That as per mutation order / P K -11 kh, dated 26/03/2012 passed by R.I. Mathura, land Khata no. 382 Khasara no. 1086 area 2.924-hectare, after the death of Smt. Ratan Kaur w/o Subedar Man Singh, said land got mutated in the name of Balvir Singh, Yaduvir Singh, Ranvir Singh, Gambhir Singh & Rajvir Singh all ss/o Subedar Man Singh r/o Nagala Bohara, as successors of Late Smt. Ratan Kaur w/o Subedar Man Singh. Said order recorded on khatoni for the year 1418 to 1423 fasali khata no. 572 Mauza Satoha Asgarpur, Tehsil & District Mathura.

(2) That as per mutation order / R.C. 9, dated 20/11/2021 passed by R.I. OI, land Khata no. 228 Khasara no. 1086 area 2.924-hectare, after the death of Balvir Singh s/o Subedar Man Singh, their share in said land got mutated in the name of Smt. Azmat Kaur urf Ajjo w/o Balvir Singh & Kuldeep & Pradip urf Pradip Singh & Mukesh urf Mukesh Gurjar & Ashok all ss/o Balvir Singh all r/o Nagala Bohara, as successors of Late Balvir Singh s/o Subedar Man Singh. Said order recorded on khatoni for the year 1424 to 1429 fasali khata no. 228 Mauza Satoha Asgarpur, Tehsil & District Mathura.

Then as per sale deed dated 08/04/2019 document no. 5068, Rajvir Singh s/o Late Subedar Man Singh r/o Nagala Bohara, executed a sale deed to sale land area 0.233-hectare, out of total land area 2.924 hectare of Khata no. 228 Khasara no.1086 Mauza Satoha Asgarpur in favor of Shri Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

Then as per sale deed dated 26/04/2019 document no. 5837, Yaduvir Singh, Ranvir Singh, Gambhir Singh & Rajvir Singh all ss/o Late Subedar Man Singh r/o Nagala Bohara, executed a



sale deed to sale land area 1.265-hectare, out of total land area 2.924 hectare of Khata no. 228 Khasara no.1086 Mauza Satoha Asgarpur in favor of Shri Pritam Singh s/o Shri Maharaj Singh through POA holder Vipin Singh s/o Shri Maharaj Singh & Shri Maharaj Singh s/o Shri Ram Singh through POA holder Vipin Singh s/o Shri Maharaj Singh & Shri Narendra Singh s/o Shri Maharaj Singh through POA holder Vipin Singh s/o Shri Maharaj Singh all r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

Then as per sale deed dated 23/07/2021 document no. 12207, Kuldeep & Pradip urf Pradip Singh & Mukesh urf Mukesh Gurjar & Ashok all ss/o Balvir Singh & Smt. Azmat Kaur urf Ajjo w/o Late Balvir Singh all r/o Nagala Bohara, executed a sale deed to sale land area 0.5848-hectare, out of total land area 2.924 hectare of Khata no. 228 Khasara no.1086 Mauza Satoha Asgarpur in favor of M/S Harendra Pratap Singh Buildtech through partner Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

That above said Land area  $(0.233+1.265+0.5848= 2.0828$  hectare out of total land 2.924 hectare purchased vide above sale deeds dated 08/04/2019 sr. no. 5068 & dated 26/04/2019 sr. no. 5837 & dated 23/07/2021 sr. no. 12207.) got mutated in the name of respective buyers vide mutation orders dated 11/12/2021 in case no. 599 & dated 11/12/2021 in case no. 639 & dated 11/12/2021 in case no. 1134 passed by Tehsildar Mathura, said orders are recorded on khatoni for the year 1424 to 1429 fasali.

(E) As per CH-45 land Khata no. 394 khasara no. 1028 kh land area 1.012-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura, recorded as owner in the name of Ashok Kumar s/o Govind Sharan r/o Kotwali Road, Mathura.

That as per mutation order dated 18/12/2004 passed by Tehsildar Mathura, in case no. 249 M, land Khata no. 60 Khasara no. 1028kh area 1.012-hectare & Khasara no. 1029 area 1.360-hectare L.R. Rs. 48.30, got mutated in the name of buyer Yuddhvir Singh, Ranvir Singh, Gambhir Singh all ss/o Subedar Man Singh r/o Nagala Bohara, by way of sale deed dated 08/11/2004.

Then SDO Mathura declared nonagricultural land area 0.4217-hectare out of total land area 1.012-hectare of khasara no. 1028kh & area 0.4217 hectare of khasara no. 1029 Mauza Satoha Asgarpur vide order dated 27/03/2015 in case no. 102/2014-15 u/s 143 of ZA & LR Act.

1. Then as per sale deed dated 27/10/2016 document no. 14927, Yuddhvir Singh, Ranvir Singh, Gambhir Singh all ss/o Subedar Man Singh r/o Nagala Bohara, executed a sale deed to sale land area 0.5355-hectare, out of total land area 1.012 hectare of Khata no. 361 Khasara no.1028kh Mauza Satoha Asgarpur in favor of M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present address Maharaja House, Anand Lok, Goverdhan Road, Tehsil & District Mathura.



2. Then as per sale deed dated 27/10/2016 document no. 14929, Yuddhvir Singh, Ranvir Singh, Gambhir Singh all ss/o Subedar Man Singh r/o Nagala Bohara, executed a sale deed to sale land area 3500 sq. meter, out of 0.4217 hectare nonagricultural land declared u/s 143 ZA & LR Act by the SDO Mathura, vide order dated 27/03/2015 in case no. 102/2014-15, of Khata no. 361 Khasara no.1028kh Mauza Satoha Asgarpur in favor of M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura. That above said Land area (0.5355+0.350 or 3500 sq. meter= **0.8855 hectare** out of total land 1.012-hectare purchased vide above sale deeds dated 27/12/2016 sr. no. 14927 & sr. no. 14929). Land area 0.5355-hectare got mutated in the name of respective buyers vide mutation order dated 16/03/2018 in case no. 244 TM, passed by Tehsildar Mathura, said orders is recorded on khatoni for the year 1424 to 1429 fasali.

(F) As per CH -45 land Khata no. 191 khasara no. 1028 ka land area 1.829-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura, recorded as owner in the name of Nahar Singh & Hari Singh ss/o Shivalal r/o Satoha Asgarpur & Vinit Kumar s/o Ram Prakash r/o Kotwali Road, Tilak Dwar, Mathura.

1. That as per mutation order / P K -11 kh, dated 25/06/2009 passed by R.I. Mathura, land Khata no. 187, 188, after the death of Nahar Singh, said land got mutated in the name of Puran Singh, Sher Singh ss/o Late Nahar Singh & Smt. Premvati w/o Late Nahar Singh r/o Satoha Asgarpur, as successors of Late Nahar Singh, Copy of P.K. 11 enclosed.

That as per sale deed dated 24/12/2005 document no. 10562, Vinit Kumar s/o Shri Ram Prakash r/o Kotwali Road, Mathura, executed a sale deed to sale land land khata no. 275 khasara no. 1004 area 0.238 hectare & khasara no. 1008 area 0.238-hectare two kita total area 0.476-hectare & ½ share in land khata no. 187 khasara no. 1028 ka out of total land area 1.829-hectare, Mauza Satoha Asgarpur in favor of Shri Rajvir Singh s/o Man Singh r/o Nagala Bohara Post Satoha Tehsil & District Mathura.

That as per khatoni for the year 1418 to 1423 fasali, said land Khata no. 499 khasara no. 1028 ka recorded as owner in the name of Hari Singh s/o Shivalal & Rajvir s/o Man Singh & Puran Singh, Sher Singh ss/o Nahar Singh & Smt. Premvati w/o Late Nahar Singh.

That as per mutation order / P K -11 kh, dated 18/07/2014 passed by R.I. Farah, land Khata no. 499 Khasara no. 1028 ka area 1.829-hectare, after the death of Smt. Premvati w/o Late Nahar Singh, their share in said land got mutated in the name of Puran Singh & Sher Singh ss/o Nahar Singh r/o Satoha Asgarpur. Said order recorded on khatoni for the year 1418 ti 1423 fasali.

(1) That as per sale deed dated 27/10/2016 document no. 14928, Rajvir Singh s/o Man Singh r/o Nagala Bohara, executed a sale deed to sale land area 0.9145-hectare out of total land 1.829-hectare of Khata no. 499 Khasara no.1028ka Mauza Satoha Asgarpur in favor of M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura.

(2) That as per sale deed dated 26/07/2021 document no. 12312, Hari Singh s/o Shivalal r/o Satoha Asgarpur, executed a sale deed to sale land area 0.45725-hectare out of total land



1.829-hectare of Khata no. 487 Khasara no.1028ka Mauza Satoha Asgarpur in favor of M/S Maharaja Infratech, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura Present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

(3) That as per sale deed dated 26/07/2021 document no. 12314, Puran Singh urf Puran s/o Nahar Singh r/o Satoha Asgarpur, executed a sale deed to sale land area 0.228625-hectare out of total land 1.829-hectare of Khata no. 487 Khasara no.1028ka Mauza Satoha Asgarpur in favor of M/S Maharaja Infratech, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura Present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

(4) That as per sale deed dated 26/07/2021 document no. 12316, Sher Singh s/o Nahar Singh r/o Satoha Asgarpur, executed a sale deed to sale land area 0.228625-hectare out of total land 1.829-hectare of Khata no. 487 Khasara no.1028ka Mauza Satoha Asgarpur in favor of M/S Maharaja Infratech, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura Present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.

That above said Land area  $(0.9145+0.45725+0.228625+0.228625=1.829-$  hectare **total land area 1.829-hectare** of khasara no. 1028 ka, purchased vide above sale deeds dated 27/10/2016 sr. no. 14928 & dated 26/07/2021 sr. no. 12312 & dated 26/07/2021 sr. no. 12314 & dated 26/07/2021 sr. no. 12316.) got mutated in the name of respective buyers vide mutation orders dated 09/03/2018 in case no. 245 & dated 28/10/2021 in case no. 1151 & dated 28/10/2021 in case no. 1152 & dated 28/10/2021 in case no. 1153 passed by Tehsildar Mathura, said orders are recorded on khatoni for the year 1424 to 1429 fasali.

(G) As per CH -45 land Khata no. 516 khasara no. 1026 K, land area 0.942-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of 1. Handu s/o Shyama 2. Girraj s/o Radheshyam & 3. Ninniyami, 4. Gokul & 5. Tej Singh ss/o Sukkha r/o Mauza Satoha Asgarpur. Then as per khatoni for the year 1418 to 1423 fasali following persons are recorded as owner "Bhumidhar with Transferable Rights" namely: -

1. Girraj s/o Radheshyam
2. Ninnami s/o Sukkha
3. Tej Singh s/o sukkah
4. Bhura s/o Gokul
5. Ramesh s/o Gokul
6. Smt. Vimala w/o Late Gokul
7. Babu Singh s/o Handu Singh
8. Gariba s/o Handu Singh
9. Gutta s/o Handu Singh
10. Keshav s/o Handu Singh
11. Mahan Singh s/o hanhu Singh
12. Smt. Janaki Devi w/o Late Handu Singh



That as per order dated 03/01/2006 passed by Chakbandi Adhikari II Mathura, in case no. 84/10.05.06 Ninnayami v/s State Govt. under Rule 109A Jot Chakbandi Adhiniyam, said Khata no. 507 Khasara no. 1026 K canceled and new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having total land area 0.923 hectare, recorded in place of khasara no. 1026 K. & land khata no. 22 khasara no. 1021 area 0.142 & khasara 1022 area 0.142 hectare canceled & new khasara no. 1018mi area -0.065 & another khasara no. 1018 mi 0.065-hectare (02 Kita) total area 0.130 hectare recorded, said order recorded on khatoni khata no. 269 for the year 1424 to 1429 fasali Mauza Satoha Asgarpur, said order recorded on khatoni for the year 1418 to 1423 fasali.

- (i) Then as per mutation order dated 23/12/2012 passed by Tehsildar Mathura in case no. 282 TM, land khata no. 19 Khasara no. 1021/0.142 & Khasara no. 1022/0.142 total area 0.284 hectare & other land got mutated in the name of buyer Chandralekha Construction Pvt. Ltd. 119 First Floor, Sant Nagar, East of Kailash, New Delhi -65 through its Director Shri Hari Prasad Singh Parihar s/o Harcharan Lal r/o C 1/24, Sector -36, NOIDA, by way of sale deed dated 21/11/2012 which was executed by Gopal Prasad s/o Sheel Chand r/o Bhuteshwar, Mathura, as POA holder of Smt. Rajesh Kumari w/o Gopal Prasad r/o Baldev, Mathura, owner of said land, then land khata no. 22 khasara no. 1021 area 0.142 & khasara 1022 area 0.142 hectare canceled & new khasara no. 1018mi area -0.065 & another khasara no. 1018 mi 0.065-hectare (02 Kita) total area 0.130 hectare. Said order recorded on khatoni for the year 1418 to 1423 fasali, khata no. 19 Mauza Satoha Asgarpur.
  - (ii) Then as per mutation order dated 21/10/2013 passed by Tehsildar Nyayik Mathura, in case no. 384, after the death of Gutta s/o Handu, their share got mutated in the name of Smt. Janaki Devi w/o Handu by way of succession. Said order also recorded on khatoni for the year 1418 to 1423 fasali.
  - (iii) Then as per mutation order dated 30/05/2014 PK-11 passed by R.I. Farah after the death of Smt. Janaki Devi their share got mutated in the name of Babu Singh, Gariba, Keshav & Mohan Singh all ss/o Late Handu by way of succession. Said order also recorded on khatoni for the year 1418 to 1423 fasali.
1. That as per sale deed dated 14/06/2019 document no. 8277, Tej Singh s/o Sukkha r/o Satoha Asgarpur, executed a sale deed to sale land area 0.10255-hectare of new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having total land area 0.923 hectare, out of total land 0.923-hectare. in favor of Shri Pritam Singh s/o Shri Maharaj Singh through POA holder Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.
  2. That as per sale deed dated 13/05/2019 document no. 6600, Rohan Singh s/o Late Girraj Singh r/o Satoha Asgarpur, executed a sale deed to sale land area 0.10255-hectare of new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having total land area 0.923 hectare, out of total land 0.923-hectare in



- favor of Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.
3. That as per sale deed dated 29/04/2019 document no. 5912, Bhura & Ramesh ss/o Late Gokul & Smt. Vimala w/o Late Gokul & Rajvir, Karan Singh & Dharmo all ss/o Late Ninnami urf Ninyami & Smt. Leelavati w/o Late Ninnami urf Ninyami & Kailash s/o Girraj all r/o Satoha Asgarpur, executed a sale deed to sale land area 0.30766-hectare of new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having total land area 0.923 hectare, out of total land 0.923-hectare. in favor of Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Goverdhan Road, Tehsil & District Mathura.
  4. That as per sale deed dated 14/08/2018 document no. 11482, Keshav s/o Handu Singh r/o Satoha Asgarpur, executed a sale deed to sale land area 0.07691-hectare of new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having total land area 0.923 hectare, out of total land 0.923-hectare. in favor of Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura.
  5. That above said Land area (0.10255+0.10255+0.30766+0.07691= 0.58967- hectare out of total land area 0.923 hectare of new khasara no. 1017 area 0.010, khasara no. 1020 area 0.056, khasara no. 1021 area 0.142, khasara no. 1022 area 0.142, khasara no. 1023 area 0.191 & khasara no. 1025 area 0.191 total seven khasara,s having land area 0.923 hectare, purchased vide above sale deeds dated 14/06/2019 document no. 8277 & dated 13/05/2019 document no. 6600 & dated 29/04/2019 document no. 5912 & dated 14/08/2018 & document no. 11482) got mutated in the name of respective buyers vide mutation orders dated 03/08/2019 in case no. 806 & dated 17/06/2019 in case no. 686 & dated 17/06/2019 in case no. 661 & dated 31/12/2018 in case no. 860 passed by Tehsildar Mathura, said orders are recorded on khatoni for the year 1424 to 1429 fasali.
- (H) As per CH -45 land Khata no. 32 khasara no. 1018, land area 0.283-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of Kamal Singh s/o Keshav urf Banni r/o Mauza Satoha Asgarpur & Khata no. 338 khasara no. 1019, land area 0.283-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of Mul Chand s/o Keshav urf Banni r/o Mauza Satoha Asgarpur & Khata no. 97 khasara no. 1020, land area 0.283-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of Govinda s/o Pannalal r/o Mauza Satoha Asgarpur & Khata no. 516 khasara no. 1026 K, land area 0.942-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of Handu s/o Shyama, Girraj s/o Radheshyam & Ninyami, Gokul & Tej Singh ss/o Sukkha r/o Mauza Satoha Asgarpur & Khata no. 33 khasara no. 1026 Kh, land area 1.085-hectare. Mauza Satoha Asgarpur Tehsil & District Mathura recorded in the name of Kamal Singh, Mul Chand ss/o Keshav Dev urf Banni & Govind Singh s/o Pannalal & Girdhar, Mahendar ss/o Tubdar urf

Narayan Singh r/o Mauza Satoha Asgarpur & Shyamlal, Nanda Singh & Madanlal ss/o Pitambar urf Babua r/o Village Beri.

- (i) That as per order dated 03/01/2006 passed by Chakvandi Adhikari Second, Mathura in case no. 84/10.05-06 under Rule 109 of Chakvandi Adhimiyam, land khata no. 22 khasara no. 1021 area 0.142 & khasara 1022 area 0.142 hectare canceled & new khasara no. 1018mi area -0.065 & another khasara no. 1018 mi 0.065-hectare (02 Kita) total area 0.130 hectare recorded on khatoni khata no. 269 for the year 1424 to 1429 fasali Mauza Satoha Asgarpur.
- (ii) That as per agreement to sale dated 08/02/2013 Sr. no. 2281 which was executed by Kamal Singh & Mul Chand ss/o Keshav Dev urf Banno r/o Satoha Asgarpur & Govind Singh s/o Pannalal r/o Village Beri Tehsil & District Mathura, in favour of Bikram Singh s/o Ram Singh r/o Chandrapuri Colony, Mathura & Ashok Kumar Agarwal s/o Late Ram Kishore Agarwal r/o Kala Kunj Colony, Bhuteshwar, Mathura & Dharmendra Agarwal s/o Vrindavan Das r/o Brij Nagar, Mathura & Pawan Bansal s/o Late Surajbhan r/o Panjabi Pench, Mathura, to sold agricultural land  $\frac{1}{2}$  part of total area 1.085-hectare of khata no. 105 khasara no. 1026kh & area 0.283-hectare of khata no. 336 khasara no. 1019 & area 0.283-hectare of khata no. 104 khasara no. 1018 & area 0.283-hectare of khata no. 145 khasara no. 1020 Total area 1.3915-hectare.
- (a) That as per mutation order / P K -11 kh, dated 18/11/2013 passed by R.I. Farah, after the death of Kamal Singh s/o Keshav Singh, land Khata no. 104 & 105 Mauza Satoha Asgarpur, got mutated in the name of Man Singh s/o Kamal Singh & Smt. Son Devi w/o Late Kamal Singh r/o Satoha Asgarpur, as successors of Late Kamal Singh, said order recorded on khatoni for the year 1418 to 1423 fasali, enclosed.
- (b) That as per mutation order / P K -11 kh, dated 18/11/2013 passed by R.I. Farah, after the death of Mul Chand s/o Keshav Singh, land Khata no. 105 & 336 Mauza Satoha Asgarpur, got mutated in the name of Vishnu & Ram Bihari ss/o Mul Chand & Smt. Shanti Devi w/o Mul Chand r/o Satoha Asgarpur, as successors of Late Mul Chand, said order recorded on khatoni for the year 1418 to 1423 fasali, enclosed.
- (1) As per sale deed dated 23/01/2015 Sr. no. 1326, Man Singh s/o Late Kamal Singh, Smt. Son Devi w/o Late Kamal Singh & Vishnu, Ram Bihari both ss/o Late Mul Chand & Smt. Shanti Devi w/o Late Mul Chand all r/o Satoha Asgarpur Tehsil & District Mathura & Govind Singh s/o Pannalal r/o Village Beri, Tehsil & District Mathura Present r/o Satoha Asgarpur Tehsil & District Mathura, sold land area 0.20171 hectare of khasara no. 1026kh & area 0.22836 hectare of khasara no. 1018 total land area 0.430 hectare of Mauza Satoha Asgarpur in favour of 1. Vikram Singh s/o Ram Singh r/o Chandrapuri, Dhauri Pyau, Mathura 2. Dharmendra Agarwal s/o Vrindavan Das r/o Brij Nagar, Mathura 3. Pawan Bansal s/o Late Surajbhan Bansal r/o Panjabi Pench, Mathura 4. Ashok Kumar Agarwal s/o Late Ram Kishore Agarwal r/o Kala Kunj Colony, Mathura 5. Madhu Sudan Malya s/o Gopinath r/o Aurangabad, Mathura 6. Raghavendra Kumar Garg HUF through karta Raghvendra Kumar Garg s/o Virendra Kumar Garg r/o Panjabi Pench, Mathura, as per terms of agreement to sale dated 08/02/2013 Sr. no. 2281 which was executed by Kamal Singh & Mul Chand ss/o Keshav Dev urf Banno r/o Satoha Asgarpur & Govind Singh s/o Pannalal r/o Village Beri Tehsil & District Mathura, in favour of Vikram Singh s/o Ram Singh r/o Chandrapuri Colony, Mathura & Ashok Kumar Agarwal s/o Late Ram Kishore Agarwal r/o Kala Kunj Colony, Bhuteshwar, Mathura & Dharmendra



Agarwal s/o Vrindavan Das r/o Brij Nagar, Mathura & Pawan Bansal s/o Late Surajbhan r/o Panjabi PENCH, Mathura.

- (1A) Then as per sale deed dated 05/11/2020 Sr. no. 13880, 1. Vikram Singh s/o Ram Singh r/o Chandrapuri, Dhauil Pyau, Mathura 2. Dharmendra Agarwal s/o Vrindavan Das 3. Pawan Bansal s/o Surajbhan Bansal 4. Ashok Kumar Agarwal s/o Ram Kishore Agarwal 5. Madhu Sudan Malya s/o Gopinath 6. Raghvendra Kumar Garg HUF through karta Raghvendra Kumar Garg s/o Virendra Kumar Garg, sold land area 0.430-hectare entire share in land khasara no. 1026kh area 1.085 hectare & khasara no. 1018 area 0.283-hectare Mauza Satoha Asgarpur, which was purchased vide sale deed dated 23/01/2015 Sr. no. 1326 to M/S Maharaja Infratech, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura Present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura.
- (2) That as per sale deed dated 03/03/2020 Sr. no. 3622, Govind Singh s/o Pannalal r/o Satoha Asgarpur, remaining entire share 0.155-hectare of land khasara no. 1026k area 0.942 hectare & area 0.03747-hectare of khasara no. 1026kh area 0.1.085-hectare total sold land area 0.19247-hectare Mauza Satoha Asgarpur, to Shri Maharaj Singh s/o Late Shri Ram Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh.
- (3) That as per sale deed dated 03/03/2020 Sr. no. 3621, Man Singh s/o Kamal Singh & Smt. Son Devi urf Son Sei w/o Kamal Singh r/o Satoha Asgarpur, sold entire share 0.05464-hectare of land khasara no. 1018 area 0.283-hectare Mauza Satoha Asgarpur to Shri Vipin Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura Present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura.
- (4) That as per sale deed dated 03/03/2020 Sr. no. 3613, Govind Singh s/o Pannalal r/o Satoha Asgarpur, sold area 0.0650-hectare of land khasara no. 1020 area 0.283-hectare Mauza Satoha Asgarpur to Shri Narendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh.
- (5) That as per sale deed dated 03/03/2020 Sr. no. 3612, Govind Singh s/o Pannalal r/o Satoha Asgarpur, sold area 0.0650-hectare of land khasara no. 1020 area 0.283-hectare Mauza Satoha Asgarpur to Shri Pritam Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh.
- (6) That as per sale deed dated 03/03/2020 Sr. no. 3611, Man Singh s/o Kamal Singh & Smt. Son Devi w/o Kamal Singh r/o Satoha Asgarpur, remaining share 0.152-hectare of land khasara no. 1026k area 0.942 hectare & area 0.11583-hectare of khasara no. 1026kh area 0.1.085-hectare total sold land area 0.26783-hectare Mauza Satoha Asgarpur, to Shri Maharaj Singh s/o Late Shri Ram Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura through its POA holder Shri Vipin Singh s/o Shri Maharaj Singh.
- (7) That as per sale deed dated 05/07/2019 Sr. no. 9473, Kuldeep Singh s/o Late Madanlal & Smt. Omvati Devi w/o Late Madanlal r/o Beri Village Beri Tehsil & District Mathura, remaining entire share 0.05284-hectare of land khasara no. 1026k area 0.942 hectare & area 0.03015-hectare of khasara no. 1026kh area 0.1.085-hectare & area 0.01925-hectare of khasara no. 1019 area 0.283-hectare & area 0.0025-hectare of khasara no. 1020 area 0.283-hectare total sold land area 0.10474-hectare Mauza Satoha Asgarpur, to M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura.
- (i) That as per agreement to sale dated 21/04/2017 Sr. no. 3722 which was executed by Nanda Singh & Shyamlal ss/o Late Pitambar urf Babua urf Babulal & Kamal



Kumar & Rajvir Singh ss/o Late Madanlal & Smt. Omvati w/o Late Madanlal r/o Village Beri Tehsil & District Mathura, in favour of M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura., to sold agricultural land 0.087-hectare share of Nanda Singh & area 0.05775-hectare share of Kamal Kumar, Rajvir Singh & Omvati of land khata no. 336 khasara no. 1019 area 0.283-hectare & area 0.0870-hectare share of Shyamlal & area 0.0075 hectare share of Kamal Kumar, Rajvir Singh & Omvati of land khata no. 145 khasara no. 1020 area 0.283-hectare (Total land area 0.23925-hectare land of Khasara no. 1019 & 1020 of Mauza Satoha Asgarpur)

- (8) Then as per sale deed dated 27/12/2017 Sr. no. 15652, Nanda Singh & Shyamlal ss/o Late Pitambar urf Babua urf Babulal & Kamal Kumar & Rajvir Singh ss/o Late Madanlal & Smt. Omvati w/o Late Madanlal r/o Village Beri Tehsil & District Mathura, agricultural land area 0.087-hectare share of Nanda Singh & area 0.05775-hectare share of Kamal Kumar, Rajvir Singh & Omvati of land khata no. 336 khasara no. 1019 out of total area 0.283-hectare & area 0.0870-hectare share of Shyamlal & area 0.0075 hectare share of Kamal Kumar, Rajvir Singh & Omvati of land khata no. 145 khasara no. 1020 out of total area 0.283-hectare (Total land area 0.23925-hectare land of Khasara no. 1019 & 1020 of Mauza Satoha Asgarpur) sold to M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura as per terms of afore said agreement to sale dated 21/04/2017 Sr. no. 3722.
- (9) Then as per sale deed dated 27/12/2017 Sr. no. 15659, Nanda Singh & Shyamlal ss/o Late Pitambar urf Babua urf Babulal & Kamal Kumar & Rajvir Singh ss/o Late Madanlal & Smt. Omvati w/o Late Madanlal r/o Village Beri Tehsil & District Mathura, agricultural land area 0.11366-hectare share of Nanda Singh & area 0.11366-hectare share of Shyamlal & area 0.05684-hectare share of Kamal Kumar, Rajvir Singh of land khata no. 98 khasara no. 1026k out out of total area 0.942-hectare & area 0.12055-hectare share of Nanda Singh & area 0.12055-hectare share of Shyamlal & area 0.09041- hectare share of Kamal Kumar, Rajvir Singh & Smt. Omvati of land khata no. 108 khasara no. 1026kh out of total area 1.085-hectare (Total land area 0.61567-hectare land of Khasara no. 1026k & 1026kh of Mauza Satoha Asgarpur) sold to M/S Maharaja Realtors Mathura, through its partner Shri Harendra Pratap Singh urf Harendra Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura.
- (i) That as khatoni for the year 1418 to 1423 fasali land khasara no. 1021 area 0.142 hectare & Khasara no. 1022 area 0.142-hectare total area 0.284 hectare recorded in the name of Onkar Singh s/o Mishrilal r/o 122 D, Krishna Nagar, Mathura.
- (ii) Then as per mutation order dated 22/05/2012 passed by N.T. Mathura in case no. 504 NTM, land khata no. 22 Khasara no. 1021/0.142 & Khasara no. 1022/0.142 total area 0.284 hectare got mutated in the name of buyer Smt. Rajesh Kumari w/o Gopal Prasad r/o Baldev by way of sale deed dated 22/07/2006 which was executed by Rajendra Singh s/o Ram Singh as POA holder (vide POA dated 26/05/2003) of Onkar Singh s/o Mishrilal r/o 122 D, Krishna Nagar, Mathura, owner of said land. Said order recorded on khatoni for the year 1418 to 1423 fasali, khata no. 19 Mauza Satoha Asgarpur, then said land khata no. 22 khasara no. 1021 area 0.142 & khasara 1022 area 0.142 hectare canceled & new



khassara no. 1018mi area -0.065 & another khassara no. 1018 mi 0.065-hectare (02 Kita) total area 0.130 hectare. As per above said order dated 03/01/2006, recorded on khatoni for the year 1424 to 1429 fasali, khata no. 120 Mauza Satoha Asgarpur.

(iii) Then as per mutation order dated 23/12/2012 in case no. 282 passed by Tehsildar Mathura land khata no. 19 khassara no. 1021 area 0.142 & khassara no. 1022 area 0.142-hectare total land area 0.284 hectare got mutated in the name of buyer M/S Chandrekha Construction Pvt. Ltd. 119, First Floor, Sant Nagar, East of Kailash, New Delhi -65, through its Director Hari Prasad Singh Parihar s/o Shri Harcharan Lal r/o C - 1/24, Sector -36, NOIDA by way of sale deed dated 21/11/2012, which was executed by Gopal Prasad s/o Sheelchand r/o Bhuteshwar, Mathura as POA holder of Smt. Rajesh Kumari w/o Shri Gopal Prasad r/o Baldev Hetsil Mahavan District Mathura, said order recorded on khatoni for the year 1418 to 1423 fasali, khata no. 19 Mauza Satoha Asgarpur.

(10) That as per sale deed dated 31/07/2014 Sr. no. 12903, land area newly recorded khassara no. 1018mi area -0.065 & another khassara no. 1018 mi 0.065-hectare (02 Kita) total area 0.130 hectare in place of khassara no. 1021 & 1022, sold by M/S Chandrekha Construction Pvt. Ltd. 119, First Floor, Sant Nagar, East of Kailash, New Delhi -65, through its Director Hari Prasad Singh Parihar s/o Shri Harcharan Lal r/o C - 1/24, Sector -36, NOIDA in favor of Vishnu s/o Late Mulchand & Man Singh s/o Late Kamal Singh r/o Village Satoha Asgarpur. Said sale deed dated 31/07/2014 enclosed.

(10A) That as per sale deed dated 27/04/2019 Sr. no. 5863, remaining land share 0.119 hectare of Khata no. 399 khassara no. 1019 out of total area 0.283-hectare, & remaining land share 0.1148-hectare of Khata no. 98 khassara no. 1026K out of total area 0.942-hectare & remaining land share 0.05748 hectare of Khata no. 108 khassara no. 1026kh out of total area 1.085-hectare (Total sold area 0.32448-hectare) sold by Vishnu urf Vishnu Dutt & Ram Bihari both ss/o Late Mulchand & Smt. Shanti Devi w/o Late Mulchand r/o Village Satoha Asgarpur in favour of Shri Harendra Singh urf Harendra Pratap Singh s/o Shri Maharaj Singh r/o Village Pali Dungara, Sonkh Road, Tehsil & District Mathura present r/o 106, 107 & 108 Anand Lok, Govardhan Road, Tehsil & District Mathura.

That above said Land area  $(0.430+0.19247+0.5464+ 0.0650+0.0650+ 0.26783+ 0.10474+0.23925+0.61567+0.32448= 2.85084\text{-hectare})$  out of total land of new khassara no. 1026k & 1026kh & 1018 & 1020 & 1019 Mauza Satoha Asgarpur Tehsil & District Mathura, purchased vide above sale deeds dated 05/11/2020 document no. 13880 & dated 03/03/2020 document no. 3622 & dated 03/03/2020 document no. 3613 & dated 03/03/2020 document no. 3612 & dated 03/03/2020 document no. 3611 & dated 05/07/2019 document no. 9473 & dated 27/12/2017 document no. 15652 & dated 27/12/2017 document no. 15659 & dated 27/04/2019 document no. 5863) got mutated in the name of respective buyers as per khatonies, for the year 1424 to 1429 fasali.

**(Grand Total of A to H (2.348+1.125+0.720+2.0828+0.8855+1.829+0.58967+ 2.85084=12.430-hectare)**



As per above sale deeds total land area 12.430 hectare purchased by the partners/ Firm "M/s Maharaja Realtors" Village Pali Dungara, Sonkh Road, Mathura.

As per Supplementary Partnership deeds dated 20/09/2021, 20/08/2021, 14/10/2020, 18/09/2020, 25/06/2020, 19/06/2021, 10/06/2020, 18/04/2020, 28/04/2019, 01/04/2019, 01/01/2019 & 30/04/2017 above said total land area 12.430 hectare & other land / property involve in the Firm "M/s Maharaja Realtors" by the purchasers/ partners of the firm.

I have perused the original document which is with the borrower and I have also confirmed the genuines of the said documents from the office of Sub-Registrar 1st, Mathura.

There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 2010 to 12/07/2022 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances. Cash receipt no. 2022245017523 to 202224517549 (27 no's) dated 12/07/2022.

That the Chain of the title deeds is complete. There is no encumbrance and the property is nowhere mortgaged. Said property is clear and marketable.

**Enclosers: -**

1. Cash receipt no. 2022245017523 to 202224517549 (27 no's) dated 12/07/2022.
2. Encumbrance Certificate for the period from 12/07/2010 to 11/07/2022 (27 no's).

