



CERTIFICATE OF TITLE OF LAND CONSISTING KHASRA NO.-168 ½ HAVING AREA 0.211498 HECATRE OR 2114.98

SQ. METER SITUATED AT MAUZA VRINDAVAN BANGAR TEHSIL AND DISTRICT . MATHURA

PROMOTER: RADHAMADHAV REALTORS PVT. LTD.

ADDRESS: REGISTERED OFFICE AT PLOT NO.A-222 DWARKA SECTOR--8 DELHI WEST DELHI 110077

- 1- I have examined the Certified Copy of Title Deed relating to the schedule properties (**As per Annexure A**) to be used by the promoter for development of Project.
- 2- I have examined the Documents in detail, taking into account all the previous title from the revenue records and also as per applicable provisions of the Companies Act, 2013 as per detailed Khasra wise description in Annexure **B** and the other relevant factors.
- 3- I confirm have made a search in the Land/Revenue records. I also confirm having verified and checked the records of the relevant Government Offices/Sub-Registrar(s) office(s), Revenue Records, (Wherever applicable). I do not find anything adverse which would prevent the Title Holders from development and Transfer the Subjected Land in any manner whatsoever.
- 4- Following scrutiny of Land Records/Revenue Records, relative Title Deeds, and certified copies of such title deed obtained from the concerned registrar office and encumbrance certificate (EC). I hereby certify the genuineness of the Title Deeds. Suspicious. Doubt, if any, has been clarified by making necessary enquires.
- 5- There are no prior registered Mortgage/Charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 25/08/2009 to 24/08/2021 pertaining to the immovable properties covered by above said Title deeds. The property is free from all Encumbrances.
- 6- I certify that **RADHAMADHAV REALTORS PVT. LTD** has an absolute, Clear title over the Schedule properties consisting **KHASRA NO.-168 ½ HAVING AREA 0.211498 HECATRE OR 2114.98 SQ. METER SITUATED AT MAUZA VRINDAVAN BANGAR TEHSIL AND DISTRICT . MATHURA (As per Annexure A).**

Place: Mathura

Dated: 31/08/2022

Signature of Advocate

Saurabh Shrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996



Annexure A

SCHEDULE OF THE PROPERTIES- Land consisting Khasra No. 63, 64, 65&94 Situated at Mauza Anyor, Tehsil Goverdhan & Distt. Mathura.

Details of Project Land- ShriRadha Golf-Sector-3

S. No.	Khata No.	Khasra No.	Khasra Area (In Hec.)	Kishori Kunj (Area in SQM)	Registry / Exch. Oredr /D.No.No.	Reg./ Exch. Order Date
1	194	<u>168 ८</u>	<u>0.211498</u>	<u>2114.98</u>	6813	07-May-2022
			0.211498	2111.98		

Place: Mathura

Dated: 31/08/2022

Signature of Advocate
Saurabh Shrivastava

Annexure B

Khasra No- 168 ८

That Initially Owner of Subjected Property was Shree Purshottam Jan Kalyan Nidhi Through its Representative Sri Rhagirathi Pasari and others Vide Gift Deed Bahi No. 1 Jild No. 348 Pages No. 53-63 D.No. 10594 dated 16/08/1986..

That Shree Purshottam Jan Kalyan Nidhi Through Its Authorized Signatory a registered sale deed regarding **KHASRA NO.-168 ८ HAVING AREA 0.211498 HECATRE OR 2114.98 SQ. METER SITUATED AT MAUZA VRINDAVAN BANGAR TEHSIL AND DISTRICT . MATHURA** . Out of rakba 3089.59 Sq. Meters Mauja Vrindavan bangar Tehsil and District Mathura in favor of **RADHAMADHAV REALTORS PVT. LTD Through Its Director Sri Mahesh Chand Baghel S/o Sri Nathilal** and said Sale deed has been registered in the office of Sub Registrar (Regn.) Mathura at Bahi No. 1, Zild No. 11048, Page No.111-132, Sr. No. 6813 Dated 07/05/2022..

That in this manner title of **RADHAMADHAV REALTORS PVT. LTD** regarding Land Khata No. 194 having area **0.211498** Hectare, or **2111.98** SQM respectively situated at Mauja Mathura is Clear.

Place: Mathura

Dated: 31/08/2022

Signature of Advocate
Saurabh Shrivastava

SAURABH SHRIVASTAVA
ADVOCATE
REG. No. UP 4293/1996