

Saurabh Shrivastava

ADVOCATE



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CIVIL COURT, MATHURA

**CERTIFICATE OF ENCUMBRANCE AND TITLE OF LAND FORMING PART OF PROJECT
KRISHNA GREENS RESIDENCY CONSISTING KHASRA NO.- 89, 90, 92, 93, 95, 96 97 98, 166,
167, 168 & 171 SITUATED AT MAUZA KOTA, TEHSIL & DISTT. MATHURA.**


**PROMOTER: KRISHNA GREENS DEVELOPERS
PROJECT NAME: KRISHNA GREENS RESIDENCY**

ADDRESS: KRISHNA ORCHID, GOVERDHAN ROAD, MATHURA-281004

- 1- I, Ad. Saurabh Shrivastava S/o Late Sh. R.S. Shrivastava R/oB-59, MotiKinj Extension, Near Mama Ki taal, Mathura-281001 and having experience of 26 years with Regsitation No-UP429396, have examined the Title Deed and other related documents to the schedule properties (**As per Annexure A**) to be used by the promoter for development of Project.
- 2- I confirm that I 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.
- 3- On The basis of scrutiny of Land Records/Revenue Records and relative Title Deeds obtained from the concerned registrar office and encumbrance certificate (EC) dated 25/02/2023 for 13 years from dated 25/02/20211 to 24/02/2023 obtained by me and documents provided by promoter; I hereby certify that titledeeds as per Annexure "A" has not been mortgaged with any Banks, financial institution, Government Authority, semi Government Authority or any other persons.
- 4- Land bearing khasra no-89, for which prmoter has been entered in to an registered agreement to sale with the buyer, which is registerd with sub registrar, Mathura at Bahi No-1, Zild No-11133, Serial No 9737 dated 20.06.2022, I hereby certify that land under this agreement has not been mortgaged with any Banks, financial institution, Government Authority, semi Government Authority or any other persons.
- 5- I certify that Krishna Greens Developers has an absolute, clear and Marketable title and there is no encumbrances existed mentioned in para 3 supra over the Schedule properties consisting Khasra No. **89, 90, 92, 93, 95, 96 97 98, 166, 167, 168 & 171 SITUATED AT MAUZA KOTA, TEHSIL & DISTT. MATHURA (As per Annexure A).**

Place: Mathura

Dated: 15/03/2023


Signature of Advocate
SAURABH SHRIVASTAVA
Saurabh Shrivastava
ADVOCATE
REG. No. UP 4293/1996



ANNEXURE-"A"

Project Name: Krishna Greens Residency
Address:- Mauza Kota, Teh. & Distt. Mathura

S.N	Khata No	Khasra No	Khasra Area (in Hec.)	Registry No.	Bahi No.	Zild No.	Registry Date	Registry Area (In Hec.)	Registry Area (In SQM)
1	610	90	1.6700	12201	1	11206	29-07-2022	1.6700	16,700
2	88	92	1.2640	13982	1	11259	29-08-2022	1.2640	12,640
3	597	93	1.0660	15019	1	11292	13-09-2022	0.7107	7,107
4	597	93	1.0660	19695	1	17683	13-09-2022	0.3553	3,553
5	497	95	1.3820	12200	1	11206	29-07-2022	1.3820	13,820
6	496	96	0.3950	12199	1	11206	29-07-2022	0.3950	3,950
7	492	97	0.3940	12198	1	11206	29-07-2022	0.3940	3,940
8	493	98	0.3940	12197	1	11206	29-07-2022	0.3940	3,940
9	498	166	2.2040	13984	1	11259	29-08-2022	1.9040	19,040
10	498	166	2.2040	1233	1	17959	18-01-2023	0.3060	3,060
11	53	167	0.2330	1232	1	17959	18-01-2023	0.2330	2,330
12	409	168	0.2650	24008	1	17815	26-11-2022	0.2650	2,650
13	494	171	0.6950	13983	1	11259	29-08-2022	0.6950	6,950
14	366	89	1.5160	9737	01	11133	20-06-2022	0.2530	2,530
Total								10.2210	1,02,210

Place: Mathura

Dated: 15/03/2023

Signature of Advocate

Saurabh Shrivastava
SAURABH SHRIVASTAVA
ADVOCATE

REG. No. UP 4293/1996