

TO WHOM SO EVER IT MAY CONCERN

Re: Legal Opinion on investigation of title and obtaining of search report in respect of property:
Proposed Group Housing Project Shri Krishnarpanam at Plot of land, situated at Khasra No 174, 175, 176 & 179, Village/mauja Chhatikara, Tehsil and District Mathura.

Belonging to M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora, resident of Block-I Shri Krishna Sharnam, Chhatikara Road, mauja Sunrakh Bangar, Tehsil and District Mathura.

Details of Property –

Plot of land situated at
Khasra No 174, 175, 176 & 179,
Village /mauja Chhatikara,
Tehsil and District Mathura

Bounded as –

East – Part of khasra no 175, 176 & 179
West – Land of Khasra No 173
North – Road 9.00 Meter wide and part of Khasra No 176
South – Road 15.00 Meter wide

Admeasuring –

Total Area 6840.71 Square Meters

Present owner – M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora, resident of Block I Shri Krishna Sharnam, Chhatikara Road, mauja Sunrakh Bangar, Tehsil and District Mathura.

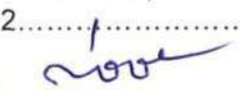
I have perused following documents in respect of property aforementioned

1. Extract of Khatauni of mauja Chhatikara, Tehsil and District Mathura
2. Certified Copy of Sale Deed Document No 3418 dated 03.04.2006
3. Certified Copy of Sale Deed Document No 8766 dated 03.08.2006
4. 5. Certified Copy of Sale Deed Document No 14432 dated 18.12.2006
5. Certified Copy of Sale Deed Document No 11384 dated 22.09.2007
6. Certified Copy of Sale Deed Document No 24151 dated 28.08.2024
7. Certified Copy of Sale Deed Document No 21156 dated 28.08.2024
8. Certified Copy of Sale Deed Document No 27941 dated 27.11.2024
9. Certified Copy of Correction Deed Document No 32005 dated 27.11.2024
10. Copy of Approved Map No MVDA/BP/24–25/0801 dated 26.09.2025

Tracing of chain of title –

a. That initially owner of subject property were Sri Kapil Dev Upadhyay son of Sri Chhail Bihari Upadhyay and Markand Dev 2 Martand Dev and Galadh Dev @ Galavya Dev sons of Sri Kapil Dev Upadhyay, residents of Goverdhan Gate Vrindaban, Tehsil & District Mathura, they were recorded tenure holder of class 1ka with transferable rights of Khasra No 174 area 0.357 and Khasra No 175 area 0.357 hectare, total 0.714 hectare land, situated at mauja Chhatikara, Tehsil

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MOHAN KUMAR MISHRA
ADVOCATE

and District Mathura.

AND

Sri Brajendra son of Sri Ram Sharan, resident of Village Chhatikara, Tehsil and District Mathura, he was recorded tenure holder of class 1ka with transferable rights of Khasra No 176 area 1.146 hectare, situated at mauja Chhatikara, Tehsil and District Mathura.

AND

Sri Chheetariya son of Shyam Lal and Shyam Lal and Blavir and Jagdish and Gangaram sons of Mauni and Bau Lal and Ramji Lal and Bankey Lal sons of Heera Lal and Naval Singh and Tej Singh sons of sons of Munshi, residents of Village Chhatikara, Tehsil and District Mathura, they were recorded tenure holder of class 1ka with transferable rights of Khasra No 179 area 2.376 hectare land, situated at mauja Chhatikara, Tehsil and District Mathura.

b. That later on above noted Sri Chheetariya son of Shyam Lal and Shyam Lal and Blavir and Jagdish and Gangaram sons of Mauni and Babu Lal and Ramji Lal and Bankey Lal sons of Heera Lal and Naval Singh and Tej Singh sons of Munshi executed sale deed regarding their 0.376 hectare land of Khasra No 179 in favour of M/s Piyush Colonizers Pvt. Ltd. SCO-5, Krishna Palace NIT Faridabad Haryana through its director Sri Amit Goyal son of Sri Anil Goyal, resident of 36, Sector 9 Faridabad and Sri Harish Singla son of Sri C.R. Singla, resident of 523, Sector 9 Faridabad Haryana through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 3588 pages 307-340 Document No 3418 dated 03.04.2006.

c. That later on above noted M/s Piyush Colonizers Pvt. Ltd. SCO-5 through its director Sri Amit Goyal son of Sri Anil Goyal and Sri Harish Singla son of Sri C. R. Singla executed sale deed regarding their above noted property in favour of M/s J.N.D. Builders Pvt. Ltd. through its director Sri Nauni Gopal Dev son of Sri J. N. Dev, resident of N-69, Nirman Vihar New Delhi through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 3803 pages 315-396 Document No 8766 dated 03.08.2006.

d. That later on land of Chuk Road of Khasra No 177 area 0.060 hectare was exchanged from the land of Khasra No 162 area 0.062 hectare of M/s J.N.D. Builders and land of Khasra No 178 area 0.027 of Naali (Drainage) was exchanged from the land of Khasra No 179 area 0.030 hectare of M/s J.N. Builders vide case no 22 of 2011-12, J.N.D. Builders v/s Gram Sabha Chhatikara dated 20.12.2011 from the court of SDM Mathura.

e. That later on above noted M/s J.N.D. Builders Pvt. Ltd. through its authorized representative Sri Ramvir Sharma son of late Rajendra Prasad Sharma executed sale deed regarding plot of land admeasuring 65.80 Sqm. land from above noted property in favour of M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora, resident of Block I Shri Krishna Sharnam, Chhatikara Road, mauja Sunrakh Bangar, Tehsil and District Mathura through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 19776 pages 251-264 Document No 27941 dated 27.11.2024.

f. That later on above noted Sri Brajendra son of Sri Ram Sharan executed sale deed regarding 1.072 hectare land from above noted property in favour of M/s J.N.D. Builders Pvt. Ltd. through its director Sri Nauni Gopal Dev son of Sri J. N. Dev, resident of N-69, Nirman Vihar New Delhi through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 4040 pages 161-222 Document No 14432 dated 18.12.2006.

g. That later on above noted Sri Kapil Dev Upadhyay son of Sri Chhail Bihari Upadhyay and Markand Dev @ Martand Dev and Galadh Dev @ Galavya Dev sons of Sri Kapil Dev Upadhyay executed sale deed regarding 0.714 hectare land in favour of M/s Priya Dev Builders Pvt. Ltd. through its director Sri Nauni Gopal Dev son of late J. N. Dev, resident of N-69, Nirman Vihar New Delhi through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1

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Volume 4575 pages 167-200 Document No 11384 dated 22.09.2007.

h. That name of company M/s Priya Dev Builders Private Limited was changed to M/s Dev Priya Polymers Pvt. Ltd. vide certificate of Incorporation pursuant to change of name Corporate Identification (CIN) No U25111DL 2007 PTC 160108 issued by Ministry of Corporate Affairs of Government of India.

j. That later on above noted M/s Dev Priya Polymers Pvt. Ltd. through its authorized representative Sri Ramvir Sharma son of late Rajendra Prasad Sharma executed sale deed regarding plot of land admeasuring 5133.80 Sqm. land from above noted property in favour of M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora, resident of Block I Shri Krishna Sharnam, Chhatikara Road, mauja mauja Sunrakh Bangar, Tehsil and District Mathura through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 13292 pages 277-290 Document No 24151 dated 28.08.2024.

k. That later on above noted M/s Dev Priya Polymers Pvt. Ltd. through its authorized representative Sri Ramvir Sharma son of late Rajendra Prasad Sharma AND M/s J.N.D. Builders Pvt. Ltd. through its authorized representative Sri Ramvir Sharma son of late Rajendra Prasad Sharma executed sale deed regarding plot of land admeasuring 1641.11 Sqm. land from above noted property of Khasra No 175 & 176 in favour of M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora, resident of Block I Shri Krishna Sharnam, Chhatikara Road, mauja Sunrakh Bangar, Tehsil and District Mathura through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 12541 pages 395-408 Document No 21156 dated 28.08.2024.

l. That later on above noted M/s Dev Priya Polymers Pvt. Ltd. through its authorized representative Sri Ramvir Sharma son of late Rajendra Prasad Sharma AND M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora executed correction of boundaries mentioned incorrect in sale deed document no 24151 dated 28.08.2024 through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 13550 pages 233-244 Document No 32005 dated 27.11.2024.

m. That later on above noted M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora obtained permission from Mathura Vrindaban Development Authority Mathura vide approved Map No MVDA/BP/24-25/0801 dated 26.09.2025 for proposed Group Housing Project "Shri Krishnarpanam" over the property aforementioned.

n. That after the execution of sale deeds dated 27.11.2024, 28.08.2024 and 28.08.2024, above noted M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora became absolute owner of 6840.71 Sqm. land, situated at Khasra No 174, 175, 176 and 179, mauja Chhatikara, Tehsil and District Mathura and they are legally entitled to offer their property for equitable mortgage in favour of bank and they can offer their property for equitable mortgage in favour of bank.

p. That the title of the property is clear and marketable and charge can be created over the property in question.

D. Encumbrance certificate

I have personally verified the relevant records of Sub-Registrar office as maintained and as available from 01.01.2013 to 06.11.2025

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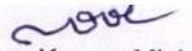
MOHAN KUMAR MISHRA
ADVOCATE

I hereby certify that M/s Giriraj Apartments Private Limited through its authorized director Sri Sandeep Kumar Arora son of late Krishna Kumar Arora have an absolute clear and marketable title over the schedule property.

There are no prior mortgage/charges/encumbrances whatsoever, as could be seen from the Encumbrance Certificates for the period from 01.01.2013 to 06.11.2025 pertaining to the immovable property (ies) covered by above said title deeds. **The property is free from all encumbrances.**

The property can be complied under SARFAESI Act. There are no legal impediments for creation of the mortgage of the under any applicable law/rules in force.

Place: Mathura
Date 06.11.2025


Mohan Kumar Mishra
Advocate
MOHAN KUMAR MISHRA
ADVOCATE

मोहन कुमार मिश्र

एम एस. सी., एल एल. बी.
एडवोकेट

Email : mohankumar.law@gmail.com

मोबाइल : 9760014550


• कार्यालय : सिविल कोर्ट, मथुरा

• आवास : 26, गोपाल बाग (निकट सिनेमा) वृन्दावन-281121

TO WHOM SO EVER IT MAY CONCERN

This is to declare that I am having more than 15 years of experience in land related matters and empanelled with various banks for providing legal search reports. The above is just for your information

Place: Mathura
Date 06.11.2025


Mohan Kumar Mishra
Advocate
MOHAN KUMAR MISHRA
ADVOCATE

नं० B 17063

बार काँसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २८६७ सन् १९८६

प्रमाणित किया जाता है कि

श्री/कुमारो/श्रीमती सोहन कुमार मिश्रा आत्मज/आत्मजा/पत्नी
श्री जानन्द गोपाल मिश्रा जिला मथुरा आज की तिथि से
उत्तर प्रदेश बार काँसिल के अन्तर्गत ऐडवोकेट स्वीकृत किए गए तथा उनका
नाम ऐडवोकेट्स अधिनियम, १९६१ की धारा १७ के अधीन बार काँसिल द्वारा
अनुरक्षित ऐडवोकेट पंजिका में अंकित कर लिया गया।

यह प्रमाण-पत्र आज दिनांक १४ मई १९८६ को बार काँसिल द्वारा
मुद्रांकित तथा मेरे हस्ताक्षर द्वारा प्रदान किया गया।

इलाहाबाद

इस प्रमाण-पत्र के अंगस्वरूप मुद्रांक शुल्क
हेतु रु० २५०) का मुद्रांक-पत्र एतत्सह संलग्न है।

हरि कृष्ण अग्रवाल
(हरि कृष्ण अग्रवाल)
सचिव
बार काँसिल आफ उत्तर प्रदेश

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप निबंधक सदर प्रथम क्रम संख्या 2025245032185
मथुरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/11/2025
प्रस्तुतकर्ता या प्रार्थी का नाम मोहन कुमार मिश्रा एड०
लेख का प्रकार: भार प्रमाण 2013 वर्ष से 2025 वर्ष तक

प्रतिफल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिलिपिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुद्दार के अधिप्रमाणीकरण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता


1 से 6 तक का योग 100

शुल्क वसूल करने का दिनांक 06/11/2025

दिनांक जब लेख प्रतिलिपि या तलाश 06/11/2025

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर


प्रमुखी अधिकारी कार
उप-निबंधक, मथुरा-1

2400
 2025-7

श्री इति इन वृत्ता प्रकाश 3350
 मे मेरे पास नीचे उल्लिखित सम्पत्ति के पत्र देने के लिए प्रार्थना पत्र दिया है। सम्पत्ति का विवरण प्रार्थना पत्र में उल्लिखित के अनुसार दिया जायेगा।

श्री - इति इन वृत्ता प्रकाश
 द्वारा - येनवद कुशा
 के द्वारा १० कुशा प्रकाश
 श्री - श्री इति इन वृत्ता प्रकाश
 के द्वारा २०१५
 कुशा प्रकाश प्रकाश
 श्री - इति इन वृत्ता प्रकाश
 द्वारा - येनवद कुशा
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 द्वारा - येनवद कुशा
 के द्वारा १० कुशा प्रकाश
 श्री - श्री इति इन वृत्ता प्रकाश
 के द्वारा २०१५
 कुशा प्रकाश प्रकाश

मैं एतद्वारा प्रमाणित करता हूँ कि उक्त सम्पत्ति, हर प्रभाव डालने वाले कार्यों तथा तत्सम्बन्धी भार प्रस्तावों के लिए वर्ष ०६-२०१३ से ०५-२०२५ तक प्रस्तुत तथा अनुक्रमणिकाओं का अन्वेषण किया गया है और ऐसे अन्वेषण से निम्नलिखित कार्य भार प्रस्तुता प्रकट होता है।

सम्पत्ति का विवरण जैसा लेख में दिया है	निष्पादन का दिनांक	लेखा का प्रकार तथा मूल्य	पक्षकारों के नाम निष्पादक अलाउमेन्ट	प्रविष्टि संख्या वर्ष
① ३०६	२०/८ २०२५	०.	श्री - इति इन वृत्ता प्रकाश	२५५१ २०२५ २५५६ २०२५
② ३०६	११	०.	श्री - इति इन वृत्ता प्रकाश	२५५५ २०२५ २५५५ २०२५
③ ३०६	२०/११ २०२५	०.	श्री - इति इन वृत्ता प्रकाश	२५५५ २०२५ २५५५ २०२५
④ ३०६	२०/११ २५	०.	श्री - इति इन वृत्ता प्रकाश	२५५५ २०२५ २५५५ २०२५

मैं यह भी प्रमाणित करता हूँ कि उपरोक्त कार्यों तथा प्रस्तुताओं के अतिरिक्त उक्त सम्पत्ति को प्रस्तावित करने वाला कोई अन्य भार प्रस्तुता प्राप्त नहीं हुई है।

1. इस प्रमाण पत्र में प्रदर्शित वे भार प्रस्तुताएं हैं जो कि प्रार्थी द्वारा वर्णित सम्पत्ति के विवरण से अभिन्न हैं। यदि निबंधन अभिलेखों में सम्पत्ति का विवरण अपने से भिन्न रीति से दिया गया है जैसा प्रार्थी ने नहीं लिखा है तो उस स्थिति में वैसी भार प्रस्तुतियों का प्रमाण पत्र में समावेश नहीं किया जायेगा।
2. वांछित अन्वेषण व प्रमाण-पत्र यथा सम्भव सावधानी पूर्वक कार्यालय द्वारा तैयार किया गया है। फिर भी विधान किसी भी अन्वेषण प्रमाण-पत्र की त्रुटि अथवा उसके परिणामों के लिए उत्तरदायी नहीं है।
3. इस पत्र में वे लेख पत्र यदि कोई हो तो प्रस्तुत हो गये हैं किन्तु जिसका निबंधन हो गया है के सम्बन्ध में भार प्रस्तुता प्रमाण-पत्र शामिल नहीं है।

द्वारा अन्वेषण तथा प्रमाण-पत्र तैयार किया गया।
 द्वारा अन्वेषण सत्यापित किया गया।

प्र.स. - प्रिन्सिपल
 ३५ - प्रिन्सिपल, मन्बुरा-१