

Munindra K. Saraswat

ADVOCATE

Chamber :

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Civil Court, Aligarh
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Ref. No.

Date 11-02-2026

ADVOCATE EXPERIENCE CERTIFICATE

To
The Secretary
U.P. Real Estate Regulatory Authority
Lucknow, Uttar Pradesh

Subject: Certificate of Experience in Land and Property Matters for submission under RERA Rules

I, **Munindra Kumar Saraswat**, Advocate, enrolled with the Bar Council under Enrollment No. 580/1997, do hereby certify and state as under:

1. That I am a practicing Advocate for the last **more than 25 years** and am regularly appearing before Civil Courts, Revenue Courts, and other competent authorities.
2. That I am primarily engaged in **civil litigation and property-related matters**, including land laws, title verification, conveyancing, and real estate transactions.
3. That during the course of my practice, I have handled numerous matters relating to **title investigation, search reports, development agreements, sale deeds, and other property documents**.
4. That I possess **more than 10 years of experience** in matters relating to land and property laws, as required under the provisions of the Real Estate (Regulation and Development) Act, 2016 and the relevant Rules framed thereunder.
5. That the title investigation and legal search report submitted by me in respect of the project "**Madhawas Empyrean**", situated on land of Khasra No. 404, Village Asadpur Qayam, Tehsil Koil, District Aligarh, has been prepared after due verification of relevant revenue records, registered documents, and other material papers.

This certificate is issued at the request of the promoter for submission before the U.P. Real Estate Regulatory Authority.

Place: Aligarh

Date: 11-02-2026


(**Munindra Kumar Saraswat**)

Advocate

Enrollment No. 580/1997

M.K. SARASWAT
Advocate
Civil Court, Aligarh
Mob.: -9837051984

Ref. No.

Date

Report On Title

Sub: Legal and search report in respect of residential Group Housing Project known as "Madhawas Empyrean" area 2593.46 Sq. meters situated at Rajeeve Nagar existing in the land of Khasra Nos. 404 of revenue village Asadpur Qyam Tehseel Koil District Aligarh belongs to M/S Bouyant Buildtech Pvt. Ltd. office at 214 Alig Corporate Plaza Marris Road Aligarh through its Director Mr. Vijay Yadav s/o Shri Rai Singh Yadav And Shri Raish Pal Singh s/o Shri Dilip Singh r/o 1/27 Tikona And Mrs. Shalini Chaudhary w/o Mr Sanjay Kumar Advocate And Mr Sanjay Kumar Advocate s/o Shri Ram Singh.

Dear Sir,

With reference to the above title and Non- encumbrance report in respect of property residential Project known as **Madhawas Empyrean** area 2593.46 Sq. meters situated at Rajeeve Nagar existing in the land of Khasra Nos. 404 of revenue village Asadpur Qyam Tehseel Koil District Aligarh. More fully detailed and described as under:-

Description of Land/Property:-

A plot area **2593.46 Sq. meters** situated at **Rajeeve Nagar** existing in the land of **Khasra Nos. 404** of revenue village **Asadpur Qyam Tehseel Koil District Aligarh** in the names of M/S Bouyant Buildtech Pvt. Ltd. office at 214 Alig Corporate Plaza Marris Road Aligarh through its Director Mr. Vijay Yadav s/o Shri Rai Singh Yadav And Shri Raish Pal Singh s/o Shri Dilip Singh r/o 1/27 Tikona And Mrs. Shalini Chaudhary w/o Mr Sanjay Kumar Advocate And Mr Sanjay Kumar Advocate s/o Shri Ram Singhand bounded as under.

E- Measuring this side 162.5 ft. then remaining land of Smt. Shalini & Mr. Sanjay Singh Adv. then Bamba Patri and then Qwarsi Bye pass Road.

W- Arazi Hitendra Upadhyay

N-Arazi Sateesh Kumar

S- Property of Raishpal Singh

Owned by (Present Owners):- M/S Bouyant Buildtech Pvt. Ltd. office at 214 Alig Corporate Plaza Marris Road Aligarh through its Director Mr. Vijay Yadav s/o Shri Rai Singh Yadav And Shri Raish Pal Singh s/o Shri Dilip Singh r/o 1/27 Tikona And Mrs. Shalini Chaudhary w/o Mr Sanjay Kumar Advocate And Mr Sanjay Kumar Advocate s/o Shri Ram Singh.

List of Document referred for furnishing prima facie legal opinion:

S.No.	Date of Document	Name of Document	Nature of Document
1	Fasli Year 1409 to 1414 Fasali	Khatauni of Khasra no 404 of area 1.4160hect. and other Khasra Nos of Revenue Village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in the name of Shri Omprakash and Shri Shyodan Singh s/o Shri Kishorilal	Certified copy

		having Bhumidhari Rights since 1387 Fasali i.e. more than 30yrs old.	
2	04-11-2004	Sale deed executed by Shri Omprakash, Shri Shyodan Singh s/o Shri Kishorilal being owner and recorded tenure holder in respect of the land of area 0.897hect out of total area 1.416hect. in favour of Shri Rahees Pal Singh z/o Shri Bhudev Singh, Shri Sudhir Kumar s/o Shri Rajvir Singh, Shri Rahees Pal Singh s/o Shri Dilip Singh, Shri Chunni Lal s/o Shri Heera Lal, Shri Satpal Singh s/o Shri Preetam Singh, Shri Ranjit Singh s/o Shri Preetam Singh, Shri Shyam Babu s/o Shri Madan Mohan and Shri Dilip Kumar s/o Shri Rameshwar Dayal. The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 4323 from Page No 25 to 60 at Serial No 8317 at Serial No 04/11/2004.	Certified copy
3.	07-05-2007	Sale deed executed by Shri Satpal Singh and Shri Ranjeet Singh both sons of Shri Preetam Singh (being owner having 1/4th share i.e 0.2240hect out of total area 0.8970hect a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh on the basis of sale deed dated 04/11/2004) In favour of Shri Rahees Pal Singh s/o Shri Bhudev Singh and Shri Rais Pal Singh s/o Shri Dilip Singh. The Said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 5474 from Page No 85 to 142 at serial No 3196 dated 07/05/2007	Certified copy
4	Fasli Year 1415 to 1420	Khatauni of Khasra No 404 of area 1.4160hect of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in the name Shri Omprakash s/o Shri Kishorilal, Shri Rahees Pal Singh s/o Shri Bhudev Singh, Shri Sudhir Kumar s/o Shri Rajvir Singh, Shri Rahees Pal Singh s/o Shri Dilip Singh, Shri Chunni Lal s/o Shri Hira Lal, Shri Satpal Singh s/o Shri Preetam Singh, Shri Shyam Babu s/o Shri Madan Mohan, Shri Dilip Kumar s/o Shri Rameshwar Dayal.	Certified copy
5.	07-04-2018	Sale deed executed by Shri Rahees Pal Singh s/o Shri Dilip Singh aka Rais Pal Singh being owner and recorded tenure holder in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Smt Shalini Chaudhary w/o Mr Sanjay Kumar (Adv.) . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 13551 on 28 pages at Serial No 3801 dated 07/04/2018.	Certified copy
6	23-04-2018	Sale deed executed by Shri Rahees Pal Singh s/o Shri Dilip Singh aka Rais Pal Singh being owner and	Certified copy

		recorded tenure holder in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Smt Shalini Chaudhary w/o Mr Sanjay Kumar (Adv.) . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 13581 on 24 pages at Serial No 4362 dated 23/04/2018.	
7	01-06-2018	Sale deed executed by Shri Rahees Pal Singh s/o Shri Dilip Singh aka Raes Pal Singh being owner and recorded tenure holder in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Smt Prachi Nanwani w/o . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 13660 on 32 pages at Serial No 5765 dated 01/06/2018.	Certified copy
8	01-06-2018	Sale deed executed by Shri Rahees Pal Singh s/o Shri Dilip Singh aka Raes Pal Singh being owner and recorded tenure holder in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Mr Vishal Nanwani s/o . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 13660 on 34 pages at Serial No 5766 dated 01/06/2018.	Certified copy
9	03-10-2019	Sale deed executed by Smt Prachi Nanwani being owner on the basis of sale deed dated 01/06/2018 in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Mr Sanjay Kumar (Adv.) S/o Shri Ram Singh . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 14572 on 32 Pages at Serial No 8640 dated 03/10/2019.	Certified copy
10	10-10-2019	Sale deed executed by Mr Vishal Nanwani being owner on the basis of sale deed dated 01/06/2018 in respect of the plot area 260.12sq mtrs a part of the land of Khasra No 404 of Revenue village Asadpur Qayam Pargana and Tehsil-Koil Aligarh in favour Mr Sanjay Kumar (Adv.) S/o Shri Ram Singh . The said sale deed is registered in the office of Sub-Registrar Koil Aligarh as Bahi No-01 Zild No 14577 on 32 Pages at Serial No 8719 dated 10/10/2019.	Certified copy
10	17-09-2022	Builders Agreement between Smt Shalini Chaudhary w/o Mr Sanjay Kumar Advocate , Mr Sanjay Kumar Advocate s/o Shri Ram Singh jointly in respect of 933.3sq mtrs out of their combined share of both And	Certified copy

		Shri Rahees Pal Singh s/o Shri Dilip Singh in respect of his Share 1607.07sq mtrs and total land area 2540.46sq mtrs(but due to typing error the total area wrongly typed was 2594.46sq mtrs) with M/s Bouyant Build Tech Pvt.Ltd. at 214 Alikh Corporate Plaza , Marris Road Aligarh through its Director Mr Vijay Yadav s/o Shri Rai Singh Yadav. The said builder agreement is registered in the office of Sub-registrar Koil Aligarh as bahi No. 16471 page 79 to 100 at Sr. No. 12015 on 17-09-2022 .	
11	12-12-2025	Approved Lay out plan sanctioned by the Aligarh Development Authority Aligarh vide file No. AGDA/BP/24-25/0232 dated 12-12-2025.	Photo copy

History of ownership/ Tracing of Title:

1. Origin of Title

As per the revenue records (Khatauni), **Khasra No. 404** admeasuring **1.4160 hectare** and connected lands of Village Asadpur Qayam were recorded since **Fasli Year 1387 (approximately 1980)** in the names of:

- **Shri Om Prakash, and**
- **Shri Shyodan Singh,**
both sons of **Shri Kishorilal**, holding **Bhumidhar rights with transferable rights** for more than **30 years**, thereby establishing lawful and heritable title.

2. Transfer to First Set of Purchasers (2004)

By a registered Sale Deed dated **04.11.2004**, recorded at **Bahi No. 01, Zild No. 4324, Pages 25-60, Serial No. 8317**, Shri Om Prakash and Shri Shyodan Singh transferred **0.897 hectare** out of Khasra No. 404 to the following purchasers:

- Shri Rahees Pal Singh s/o Shri Bhudev Singh
- Shri Sudhir Kumar s/o Shri Rajvir Singh
- Shri Rahees Pal Singh s/o Shri Dilip Singh
- Shri Chunni Lal s/o Shri Heera Lal
- Shri Satpal Singh s/o Shri Preetam Singh
- Shri Ranjit Singh s/o Shri Preetam Singh
- Shri Shyam Babu s/o Shri Madan Mohan
- Shri Dilip Kumar s/o Shri Rameshwar Dayal

Their names were duly **mutated in revenue records**.


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3. Consolidation of Shares (2007)

By registered Sale Deed dated 07.05.2007 (Bahi No. 01, Zild No. 5474, Pages 85-142, Serial No. 3196),

Shri Satpal Singh and Shri Ranjit Singh transferred their 1/4th share (0.2240 hectare) to:

- Shri Rahees Pal Singh s/o Shri Bhudev Singh
- Shri Rais Pal Singh s/o Shri Dilip Singh

Mutation was carried out accordingly.

4. Position in Revenue Records

Subsequently, the Khatauni of Khasra No. 404 (1.4160 hectare) stood recorded in the names of:

- Shri Om Prakash
- Shri Rahees Pal Singh s/o Shri Bhudev Singh
- Shri Sudhir Kumar
- Shri Rahees Pal Singh s/o Shri Dilip Singh
- Shri Chunni Lal
- Shri Satpal Singh
- Shri Shyam Babu
- Shri Dilip Kumar

5. Sale of Plots (2018-2019)

Shri Rahees Pal Singh s/o Shri Dilip Singh (also known as Rais Pal Singh) sold four plots of 260.12 sq. mtrs each, part of Khasra No. 404, through registered sale deeds in 2018 to:

- Smt. Shalini Chaudhary (two plots)
- Smt. Prachi Nanwani
- Mr. Vishal Nanwani

Thereafter:

- Smt. Prachi Nanwani sold her plot to Mr. Sanjay Kumar (Adv.) on 03.10.2019.
- Mr. Vishal Nanwani sold his plot to Mr. Sanjay Kumar (Adv.) on 10.10.2019.

Thus, Mr. Sanjay Kumar (Adv.) and Smt. Shalini Chaudhary became owners of a combined area of 933.39 sq. mtrs.


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6. Builder Agreement (2022)

That a registered Builder Agreement was executed between:

- Smt. Shalini Chaudhary, wife of Mr. Sanjay Kumar (Advocate), and
- Mr. Sanjay Kumar (Advocate), son of Shri Ram Singh,

jointly in respect of their combined land holding measuring 933.39 sq. meters, and

- Shri Rahees Pal Singh, son of Shri Dilip Singh,

in respect of his land admeasuring 1607.07 sq. meters,

in favour of M/s Bouyant Build Tech Pvt. Ltd., having its office at 214, Alikh Corporate Plaza, Marris Road, Aligarh, through its Director Mr. Vijay Yadav, son of Shri Rai Singh Yadav, for development of a residential housing project.

The said Builder Agreement has been duly registered in the office of Sub-Registrar, Koil, Aligarh as Bahi No. 01, Zild No. 14671, Pages 79 to 100, Serial No. 12015 dated 17.09.2022, thereby conferring valid development and sale rights upon the Developer.

As per the terms of the Builder Agreement, the built-up area and saleable flats were distributed among the landowners and the developer in the following manner:

(A) 16% share – Smt. Shalini Chaudhary and Mr. Sanjay Kumar (Advocate)
The following flats were allotted to Smt. Shalini Chaudhary and Mr. Sanjay Kumar (Advocate):

101 (First Floor), 204 (Second Floor), 302 (Third Floor), 406 (Fourth Floor), 503 (Fifth Floor), 606 (Sixth Floor), 702 (Seventh Floor), 803 (Eighth Floor) and 905 (Ninth Floor).

(B) 26% share – The following flats were allotted to Shri Rahees Pal Singh s/o Shri Dilip Singh (also known as Rais Pal Singh):
102, 103 (First Floor); 205, 206 (Second Floor); 301, 303 (Third Floor); 404, 405 (Fourth Floor); 502 (Fifth Floor); 605 (Sixth Floor); 701, 704 (Seventh Floor); 904, 906 (Ninth Floor).

(C) 58% share – M/s Bouyant Build Tech Pvt. Ltd. through its Director Mr. Vijay Yadav

The remaining flats were allotted to the Developer, namely:
104, 105, 106 (First Floor); 201, 202, 203 (Second Floor); 304, 305, 306 (Third Floor); 401, 402, 403 (Fourth Floor); 501, 504, 505, 506 (Fifth Floor); 601, 602, 603, 604 (Sixth Floor); 703, 705, 706 (Seventh Floor); 801, 802, 804, 805, 806 (Eighth Floor); and 901, 902, 903 (Ninth Floor).

Thus, the Developer is lawfully entitled to 58% of the saleable flats, while the landowners are entitled to 42%, in accordance with the registered Builder Agreement.


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7. Layout Approval

The layout plan for the project has been duly approved by **Aligarh Development Authority (ADA)** vide

File No. AGDA/BP/24-25/0232 dated 12-12-2025.

8. Title Conclusion

On the basis of the documents examined and revenue records verified:

- The land forming part of **Khasra No. 404, Village Asadpur Qayam**, has a **clear, continuous, and marketable chain of title**.
- The present owners and developers have derived title through **registered conveyances and lawful mutations**.
- The **Builder Agreement** and **layout approval** validly authorize development of the housing project.

Accordingly, the land is legally fit for **RERA registration and development of a housing project**.

Date: 12-01-2026

Yours faithfully

M.K.SARASWAT


Advocate
M.K. SARASWAT
Advocate
Civil Court, Aligarh
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भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उप निबंधक संदर प्रथम क्रम संख्या 2026011000482
अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/01/2026

प्रस्तुतकर्ता या प्राप्ति का नाम एम०के० सारस्वत

लेख का प्रकार : लघु

प्रतिकूल की धनराशि null वर्ष से null तक

प्रतिकूल की धनराशि 50

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 50
4. मुद्दतार के अधिप्राप्ति करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 50

शुल्क वसूल करने का दिनांक 06/01/2026

दिनांक जब लेख प्रतिनिधि या तलाश 06/01/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उप निबंधक संदर प्रथम क्रम संख्या 2026011000483
अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/01/2026

प्रस्तुतकर्ता या प्राप्ति का नाम एम०के० सारस्वत

लेख का प्रकार : लघु

प्रतिकूल की धनराशि null वर्ष से null तक

प्रतिकूल की धनराशि 50

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 50
4. मुद्दतार के अधिप्राप्ति करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 50

शुल्क वसूल करने का दिनांक 06/01/2026

दिनांक जब लेख प्रतिनिधि या तलाश 06/01/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

भाग 1

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उप निबंधक संदर प्रथम क्रम संख्या 2026011000478
अलीगढ़

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 06/01/2026

प्रस्तुतकर्ता या प्राप्ति का नाम एम०के० सारस्वत

लेख का प्रकार : लघु

प्रतिकूल की धनराशि null वर्ष से null तक

प्रतिकूल की धनराशि 40

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क 40
4. मुद्दतार के अधिप्राप्ति करण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. यात्रिक भत्ता

1 से 6 तक का योग 40

शुल्क वसूल करने का दिनांक 06/01/2026

दिनांक जब लेख प्रतिनिधि या तलाश 06/01/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

