

CHETAN KUMAR TRIVEDI

(Advocate)

Legal Advisor :
RERA



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Reg. No. U.P.18394/2010

Ref. No. - RERA/AS/052026/04

Dated- 28/05/2026

CERTIFICATE OF NON-ENCUMBRANCE AND LAND TITLE SEARCH **REPORT**

TO WHOMSOEVER IT MAY CONCERN

I HEREBY CERTIFY AS UNDER:

1. That I have verified the Encumbrance Certificate Dated- 27/05/2026 Doc. No. 1570, 1574 From 27/05/2013 to 26/05/2026 issued by Office of Registrar (I) Mathura and confirm that Property Details below mentioned are free from all Encumbrance as per Encumbrance Certificate Issued by Sub- Registrar Mathura.
2. That no prior charges over the said property and M/s Arihant Infratech, 9 Civil Lines Mathura through Authorized Person is absolute owner of the said property after execution of questioned sale deed Dated 12/10/2022 Registered at Bahi No. 1 Zild No. 17730 Page No. 141-154 Document No. 21295 on Dated- 12/10/2022 in Teh. & Dist. Mathura for Property area 7510 Sqm. part of Khasra No.1194,1196,1186Mi, Mauza Sunrakh Bangar, Teh. & Dist. Mathura And Dated 15/04/2023 Registered at Bahi No. 1 Zild No. 18158 Page No. 253-268 Document No. 7224 on Dated- 15/04/2023 in Teh. & Dist. Mathura for Property area 510.62 Sqm. part of Khasra No.1196, Mauza Sunrakh Bangar, Teh. & Dist. Mathura as per the records available and verified by Encumbrance Certificate Issued by Sub- Registrar Mathura Dist. Mathura

TITLE OF LAND

1. That initially property was agriculture land and owner of that land in Khasra No. 1194 area 0.2870 H. Sh. Bheeka & Khushi Ram both are sons of Bhajan Lal and Khasra No. 1196 area 0.8170 Sh. Payare Lal S/o Hoti and Chando & Mukesh & Ashok & Devendra all are son of Dharampal and Khasra No. 1186Mi Area 0.085 Hect. Sh. Girish S/o Sh. Sona Above were recorded tenure holder of class Ika with transferable right of above Khasra situated at Mauza Sunrakh Bangar Tehsil & District Mathura.
2. That Sh. Payare Lal S/o Hoti and Chando & Mukesh & Ashok & Devendra all are son of Dharampal executed a registered sale Agreement deed of area 0.405 H. Land in favour of (1)

Chetan Kumar Trivedi Advocate

Sh. Hari Ballabha Sharma S/o Sh. Ram Swroop Sharma & Sh. Suresh Chand Garg S/o Sh. Chhidi Lal Garg & Sh. Mukesh Saraswat S/o Sh. Jagdeesh Prasad Saraswat through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 1269 Page-267-290, Document No.-8977 on dated 16-09-2004 in Teh. & District Mathura

3. That later as per term of sale agreement deed above noted Sh. Payare Lal S/o Hoti and Chando & Mukesh & Ashok & Devendra all are son of Dharampal executed a registered sale deed of areen 0.405 H. Land in favour of Sh. Hari Ballabha Sharma S/o Sh. Ram Swroop Sharma & Sh. Suresh Chand Garg S/o Sh. Chhidi Lal Garg & Sh. Mukesh Saraswat S/o Sh. Jagdeesh Prasad Saraswat through a deed which was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No.1406Page-145-164, Document No.-2039 on dated 04-03-2005 in Teh. & District Mathura.
4. That later Sh. Girish S/o Sh. Sona executed a registered sale deed in respect of Property Khasra No. 1186Mi favour of Sh. Haribabu Gautam S/o Sh. Khoobiram Gautam & Sh. Pavan Gautam S/o Sh. Pooran Gautam & Sh. Jagdish Prasad Gautam through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 1374 Page-303-324, Document No.- 704 on dated 27-01-2005 in Teh. & District Mathura. And Death of Sh. Jagdish Prasad Gautam his legal heir his wife Lado and his sons Jaybihari & Sh. Manjit alias Titoo is absolute owner of his share of property
5. That later Smt. Chiroja W/o Sh. Bhajan Lal PA holder of her son Sh. Bheeka S/o Sh. Bhajan Lal executed a registered sale deed of share $\frac{1}{2}$ khaara No. 1194 in favour of Sh. Khushi Ram S/o Sh. Bhajan Lal through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 2168 Page-11-36, Document No.-337 on dated 11-01-2007 in Teh. & District Mathura.
6. That later above noted Sh. Khushi Ram S/o Sh. Bhajan Lal executed a registered sale deed of khasra No. 1194 area 0.2870 H. land in favour of Sh. Mukesh Saraswat S/o Sh. Jagdeesh Prasad Saraswat and Chando S/o Dharampal Mathura through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No.2402 Page-383-418, Document No.-6216 on dated 11-01-2007 in Teh. & District Mathura
7. That later above noted Sh. Mukesh Saraswat S/o Sh. Jagdish Prasad Saraswat & Sh. Chando S/o Sh. Dharampal executed registered sale deed khasra No. 1194 & Sh. Mukesh Saraswat S/o Sh. Jagdish Prasad Saraswat & Sh. Suresh Chand Garg S/o Sh. Chhiddi Lal Garg executed a registered sale deed of khasra No 1196 Land total area of land 0.557 H. in favour of M/s Shri Energy Developers Pvt Ltd. through Director H.K. Garg S/o Sh. Roshan Lal Garg through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No.2715 Page-87-118, Document No.-1089 on dated 06-02-2008 in Teh & District Mathura
8. That later Sh. Hari Ballabha Sharma S/o Sh. Ram Swroop Sharma executed a registered sale deed of his part of Land of above noted property in favour of M/s Shri Energy Developers Pvt. Ltd. through Director H.K. Garg S/o Sh. Roshan Lal Garg through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No.2724 Page-225-254, Document No.-1331 on dated 14-02-2008 in Teh. & District Mathura.
9. That later Sh. Haribabu Gautam S/o Sh. Khoobiram Gautam & Sh. Pavan Gautam & Sh. Pavan Gautam S/o Sh. Pooran lal Gautam & Smt. Lado Devi W/o Lt. Sh. Jagdish Prasad Gautam &

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- Sh. Jaybihari & Manjit Alias Titto Ss/o Lt. Sh. Jagdish Prasad Gautam executed a registered sale deed in respect of Property Khasra No. 1186Mi favour of M/s Energy Developers Pvt. Ltd. through Director H.K Garg S/o Sh. Roshal Lal Garg through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 2825 Page-377-404, Document No.- 3859 on dated 14-05-2008 in Teh. & District Mathura
10. That later above noted Sh. Ashok S/o Sh. Dharampal executed a registered sale deed in respect of Property Area Khasra No. 1196, Area 0.0510 Hect. in favor of M/s Arihant Infratech 9 Civil Line Mathura through authorized Person Sh. Sanjay Kumar Jain S/o Sh. Lockchand Jain through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 18158 Page- 253-268, Document No.- 7724 on dated 15-04-2023 in Teh & District Mathura
11. That later above noted M/s Shri Energy Developers Pvt Ltd. 782 Sukhdev Vihar, New Delhi through Authorized Person Nem Singh Urf Nem Singh Yadav executed a registered sale deed in respect of Property Area Khasra No. 1194, 1196, 1186Mi Area 0.751 Hect. in favor of M/s Arihant Infratech 9 Civil Line Mathura through authorized Person Sh. Sanjay Kumar Jain S/o Sh. Lockchand Jain through a registered sale Deed and deed was registered in the office Sub-Registrar (Regn.) (II) Mathura at Bahi No. 1 Zild No. 17730 Page- 141-154, Document No.- 21295 on dated 12-10-2022 in Teh & District Mathura
12. That after execution of questioned sale deeds in favour of M/s Arihant Infratech 9 Civil Line Mathura is the absolute owner of the question property

Note: - We have worked as an advocate and experience in Civil and Revenue (Land related matters) for the last 15 years and Registration number is this U.P.18394/10

Chetan
Kumar Trivedi

Digitally signed by
Chetan Kumar Trivedi
Date: 2026.05.28
15:02:00 +05'30'

Your Faithfully
CHETAN KUMAR TRIVEDI ADVOCATE
Reg. No. U.P 18394/2010

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला
सदर प्रथम

2026245026680

उप निबन्धक
मथुरा

क्रम संख्या

27/05/2026

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक
चतुर्न कुमार त्रिवेदी एड०

प्रस्तुतकर्ता या प्रार्थी का नाम

2014 वर्ष से 2026 वर्ष तक

लेख का प्रकार: भार प्रमाण

प्रतिफल की धनराशि

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

100

1 से 6 तक का योग

27/05/2026

शुल्क धसूल करने का दिनांक

27/05/2026

दिनांक जब लेख प्रतिलिपि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रार अधिकारी के सम्मुख

प्रनारा अभिलेखागार
उप-निबन्धक, मथुरा

प्रस्तुतकर्ता अधवा प्रार्थी द्वारा रखा जाने वाला
संदर्भ प्रथम

2026245026684

उप निबंधक

मथुरा

क्रम संख्या

27/05/2026

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक
चतुर्न कुमार त्रिवेदी एड०

प्रस्तुतकर्ता या प्रार्थी का नाम

2014 वर्ष से 2026 वर्ष तक

लेख का प्रकार: भार प्रमाण

प्रतिकूल की धनराशि

1. रजिस्ट्रीकरण शुल्क
2. प्रतिनिधिकरण शुल्क
3. निरीक्षण या तलाश शुल्क
4. मुक़्तार के अधिप्रमाणी कारण लिए शुल्क
5. कमीशन शुल्क
6. विविध
7. याचिक भत्ता

100

1 से 6 तक का योग

27/05/2026

शुल्क बगून करने का दिनांक

27/05/2026

दिनांक जब लेख प्रतिनिधि या तलाश

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रभारी अभिलेखागार
उप-निबंधक, मथुरा

प्रस्तुतकर्ता अथवा प्राप्ति द्वारा रखा जाने वाला

उप विवरण

सदर प्रथम

क्रम संख्या

2026245026815

मपुरा

लेख का प्राप्ति या प्रस्तुत करने का दिनांक

27/05/2026

प्रस्तुतकर्ता या प्राप्ति का नाम

चेतन कुमार त्रिवेदी

लेख का प्रकार: मुद्रापत्र

एडवोकेट

2013 वर्ष से 2026 वर्ष तक

प्रतिफल की घनराशि

1. रजिस्ट्रीकरण शुल्क

2. प्रतिनिधित्व शुल्क

3. निरीक्षण का तलाश शुल्क

4. मुद्रापत्र के अधिप्राप्ति करण लिए शुल्क

5. कमीशन शुल्क

6. निविदा

7. चाकिट बत्ता

1 से 8 तक का योग

100

शुल्क प्रस्तुत करने का दिनांक

27/05/2026

दिनांक जब लेख प्रतिनिधि या तलाश

27/05/2026

प्रमाण पत्र वापस करने के लिए ठेकार किया

रजिस्ट्रेशन अधिकारी के हस्ताक्षर

प्रनारी जगितेलांगर
जनरल मन्त्री

भाग 2

प्रस्तुतकर्ता अथवा प्रार्थी द्वारा रखा जाने वाला

उप शिर्षक • सदर प्रथम

क्रम संख्या 2026245026814

मथुरा

लेख या प्रार्थना पत्र प्रस्तुत करने का दिनांक 27/05/2026

प्रस्तुतकर्ता या प्रार्थी का नाम चेतन कुमार त्रिवेदी

लेख का प्रकार: मुआयना एडवोकेट
2013 वर्ष से 2026 वर्ष तक

प्रतिफल की धनराशि

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

1 से 6 तक का योग 100

शुल्क बसूल करने का दिनांक 27/05/2026

दिनांक जब लेख प्रतिलिपि या तलाश 27/05/2026

प्रमाण पत्र वापस करने के लिए तैयार किया

रजिस्ट्रीकरण अधिकारी के हस्ताक्षर

प्रकाशी
रजिस्ट्रार
मथुरा