

नं० B 17063

बार कौंसिल आफ उत्तर प्रदेश



ऐडवोकेट पंजीकरण प्रमाण-पत्र

ऐडवोकेट्स अधिनियम, १९६१
की धारा २२ (१) के अंतर्गत प्रदत्त
क्रमांक उत्तर प्रदेश २८६७ सन् १९८५

प्रमाणित किया जाता है कि

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

यह प्रमाण-पत्र आज दिनांक १४ मई १९८५ को बार कौंसिल 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।

हरी कृष्ण अग्रवाल
(हरी कृष्ण अग्रवाल)
सचिव
बार कौंसिल आफ उत्तर प्रदेश

मोहन कुमार मिश्र

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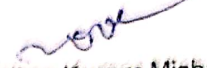
• कार्यालय : सिविल कोर्ट, मथुरा

• 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 14.10.2025


Mohan Kumar Mishra
Advocate
MOHAN KUMAR MISHRA
ADVOCATE

मोहन कुमार मिश्र

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• कार्यालय : सिविल कोर्ट, मयुरा

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

TO WHOM SO EVER IT MAY CONCERN

Re: Legal Opinion on investigation of title and obtaining of search report in respect of property:
Proposed Affordable Project Gangotri Affordable Housing Project at Plot of land, situated at Khasra No 522, Nagla Ramtal Village/mauja Sunrakh Bangar, Tehsil and District Mathura.

Belonging to M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal, residents of 123, Mangaldeep, Agrawal Lane Ramanreti Vrindaban, Tehsil and District Mathura.

Details of Property –

Plot of land situated at
Khasra No 522, Nagla Ramtal
mauja Sunrakh Bangar,
Tehsil and District Mathura

Bounded as –

East – Chuk Road
West – Land of Vasudev Element
North – Road
South – Land of Vasudev Element

Admeasuring –

Total Area 0.668 Hectare or say 6,680.00 Square Meters

Present owner – M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal, residents of 123, Mangaldeep, Agrawal Lane Ramanreti Vrindaban, Tehsil and District Mathura.

I have perused following documents in respect of property aforementioned

1. Copy of Extract of Khatauni of mauja Sunrakh Bangar
2. Certified Copy of Sale Deed Document No 10499 dated 18.01.2012
3. Certified Copy of Power of Attorney Document No 251 dated 16.10.2018
4. Copy of Power of Attorney dated 03.05.2023
5. Certified Copy of Sale Deed Document No 11146 dated 18.05.2023
6. Copy of Approved Map No MVDA/BP/25-26/0528 dated 02.09.2025

Tracing of chain of title –

a. That initially owner of subject property was Sri Kanhi son of Doongar, resident of Village Sunrakh Bangar, Tehsil & District Mathura, they were recorded tenure holder of class 1ka with transferable rights of Khasra No 522 area 0.668 hectare land, situated at mauja Sunrakh Bangar, Tehsil and District Mathura.

b. That later on above noted Sri Kanhi son of Doongar executed sale deed regarding his 0.668 hectare land of Khasra No 522 in favour of Sri Subhash Chand Batra son of Sri Ram Das Batra, resident of 89, Sector 33A, Chandigarh through a deed, registered in the office of Sub Registrar

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MOHAN KUMAR MISHRA
ADVOCATE

(Regn) Mathura at Book No 1 Volume 5013 pages 121-186 Document No 10499 dated 18.01.2012.

c. That later on above noted Sri Subhash Chand Batra son of Sri Ram Das Batra through his power of attorney Indresh Paul Batra son of Sri Subhash Chand Batra (authorized through a deed dated 03.05.2023 attested by Notary Public) executed sale deed regarding above noted property in favour of M/s Gangotri Infrateck through its authorized partner Avdhesh Agrawal son of Sri Narendra Agrawal himself and power of attorney of Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal, residents of 123, Mangaldeep, Agrawal Lane Ramanreti Vrindaban, Tehsil and District Mathura (authorized through a deed registered in the office of Sub Registrar (Regn) Mathura at Book No 4 Volume 158 pages 155-164 Document No 251 dated 16.10.2018) through a deed, registered in the office of Sub Registrar (Regn) Mathura at Book No 1 Volume 11885 pages 1-14 Document No 11146 dated 18.05.2023.

d. That later on above noted M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal, obtained permission from Mathura Vrindaban Development Authority Mathura vide approved Map No MVDA/BP/25-26/0528 dated 02.09.2025 for proposed Group Housing Project over the property aforementioned.

e. That after the execution of sale deed dated 18.05.2023, above noted M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal became absolute owner of 6680.00 Sqm. land, situated at Khasra No 522, mauja Sunrakh Bangar, 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.

f. 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 14.10.2025

I hereby certify that M/s Gangotri Infrateck through its partners Sri Narendra Agrawal son of late Gopal Das and Smt. Sarika Agrawal wife of Sri Narendra Agrawal and Avdhesh Agrawal son of Sri Narendra Agrawal and Smt. Kamla Agrawal wife of Sri Avdhesh Agrawal 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 14.10.2025 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.

Encl: 1. Original Inspection Receipt No 33 dated 14.10.2025 Sub Registrar Mathura

Place: Mathura
Date 14.10.2025

Mohan Kumar Mishra
MOHAN KUMAR MISHRA
ADVOCATE

