

# SAURABH SHRIVASTAVA

## ADVOCATE



### CIVIL COURT, MATHURA

Mob. No.: 9412627509

Chamber No.: 15&27 First Floor  
Chandan Singh Enclave  
Near Bar Canteen  
(old), Civil Court, Mathura  
Residence:  
B-59 Moti Kunj Extension Near Mama  
Ki Taal Or Sahyog Public School  
Pin Code:- 281001  
E-mail:- advsaurabhs@gmail.com  
Saurabhshrivastava1769@gmail.com

Ref. No. ....

Date.....

To,

M/S HARE KRISHNA ASHIYANA PRIVATE LIMITED  
DEVELOPERS Through Authorized Director  
Dinesh Bajaj S/o Shri Devidatt Bajaj R/o Flat No. 902  
Tower Becon Omaxe Hills -1 Faridabad Sector 41 and 43  
Hariyana

Ref:- Legal Search Report Regarding Title Of M/S HARE KRISHNA ASHIYANA PRIVATE LIMITED DEVELOPERS Through Authorized Director Dinesh Bajaj S/o Shri Devidatt Bajaj R/o Flat No. 902 Tower Becon Omaxe Hills -1 Faridabad Sector 41 and 43 Hariyana Plot No. GH-2 Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura

Subject:- Title Clearance Report

Details Of Property:- A Group Housing Plot No. GH-2 Land having Area 4055.49 Sq. Meter or 4850.21 Sq. Yards Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura.

Admeasuring:-

East: 41.00 Meter

West:- 41.00 Meter

North: 96.60 Meter

South: 96.60 Meter

Boundaries are below as per Sale Deed dated 20/12/2024

East :- Sadak 30 Meter Wide

West :- Sadak 09.00 Meter Wide

North :- Plot No. GH-3

South :- PlotNo. GH-1

Total Area:- 4055.49 Sq. Meter or 4850.21 Sq. Yards

OWNER OF THE SAID PROPERTY

Sir,

We have perused the documents listed in this Certificate in respect of the above mentioned property:

(1) Photo Copy of Allotment Letter issued by Mathura Vrindavan development Authority in Favour Of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008 in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura dated 02/06/2011

Saurabh Shrivastava  
Advocate  
Reg. No. 4293/1996  
B-59, Motikunj Extn.  
(Near Mama Ki Taal)  
Mathura (U.P.) 281001

**Saurabh Shrivastava**  
**ADVOCATE**



Resi. : (0565) 2431113  
Mob. No. : 9412627509  
7895560815

Residence :  
B-59, Moti Kunj Ext.  
Mathura - 281001  
E-mail : advsaurabh@gmail.com

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**(2) Photo Copy of Possession Letter issued by Mathura Vrindavan development Authority in Favour Of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008 in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura dated 13/03/2012.**

**(3) Photo Copy of Free Hold Deed executed by Mathura Vrindavan Development Authority through authorized person in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura and in favour of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008 and said Free Hold Deed has been registered in the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 12022 Pages No. 355-372 D.No. 15665 Dt. 06/07/2023.**

**(4) Photo Copy of Sale Deed executed by M/s K. M. F. Builders & Developers Limited through Director Gaurve Chadda S/o Late Surindra Kumar Chadda R/o 508, Golf Manor N A L Wind Tunnel Road Murugesh Palya Bangalore Corporate Office 907, Ninth Floor Vikram Toower Rajendra Palace New Delhi-110008 in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura and in favor of S. K. G. Infratech Private Limited through Director Anshul Gupta S/o Sri Satish Kumar Gupta R/o 164/165/20, Vishwas Nagar K. D. B. Road Thanesar Kurukshetra Haryana and said Sale Deed has been registered in the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 12023 Pages No. 345-360 D.No. 15692 Dt. 06/07/2023.**

**(5) Photo Copy of Mutation Certificate issued by Mathura Vrindavan Development Authority Mathura in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura in the name of S. K. G. Infratech Private Limited R/o 164/165/20, Vishwas Nagar K. D. B. Road Thanesar Kurukshetra Haryana. Dated 25/08/2023.**

**(6) Photo Copy of Sale Deed executed by S. K. G. Infratech Private Limited through Director Satish Kumar Gupta S/o Sri Ved Vrat R/o 164/165/20, Vishwas Nagar K. D. B. Road Thanesar Kurukshetra Haryana in respect of Group Housing Plot No. GH-02 having Area 4055.49 Sq. Meter or 4850.21 Sq. Yards Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura and in favor of Hare Krishna Ashiyana Private Limited through authorized Director Dinesh Bajaj S/o Sri Devi Datt Bajaj R/o Flat No.**

  
Saurabh Shrivastava  
Advocate  
Reg. No. 4293/1996  
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902 Tower Becon Omaxe Hills -1 Faridabad Sector 41 and 43 Hariyana and said sale deed has been registered in the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 13623 Pages No. 131-144 D.No. 34223 Dt. 20/12/2024.

(7) Photo Copy of Mutation Certificate issued by Mathura Vrindavan Development Authority Mathura in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura in the name of Hare Krishna Ashiyana Private Limited R/o GH-3, Rukmani Vihar Gol Chakkar Vrindavan Tehsil & Distt. Mathura Dated 03/07/2025

**NEC/SEARCH RECEIPT DETAILS:-**

**NEC RECEIPT NO. 202545036769 dated 19/12/2024 SEARCH CERTIFICATE NO. 2964/2025**

**LIST OF TRUE COPIES:**

(1) As abovementioned at Serial No. 3,4, and 6

**TRACING OF CHAIN OF TITLE:-**

That initially as owner of subjected property Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter was Mathura Vrindavan Development Authority issued Allotment Letter in the name of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008 on dated 02/06/2011

That Mathura Vrindavan Development Authority Mathura issued Possession Letter dated 13/03/2012 in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura in favour of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008.

That Mathura Vrindavan Development Authority through authorized person executed a registered Sale Deed of above mentioned in respect of Group Housing Plot No. GH-02 having Area 4055.40 Sq. Meter Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura in favour of M/s K. M. F. Builders & Developers Limited through Director Surindra Kumar Chadda R/o 1003, Vikram Toower Rajendra Palace New Delhi-110008 and said sale deed has been registered in the office of Sub-Registrar (Regn.) Mathura at Bahi No. 1 Jild No. 12022 Pages No. 355-372 D.No. 15665 Dt. 06/07/2023.

That M/s K. M. F. Builders & Developers Limited through Director Gaurve Chadda S/o Late Surindra Kumar Chadda R/o 508, Golf Manor N A L Wind Tunnel Road Murugesh

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THE SECURITISATION AND RECONSTRUCTION OF FINNACIAL ASSESTS AND ENFORCEMENT OF SECURITY INTEREST ACT 2002 (SARFAESI ACT 2002) is Enforceable.

TITLE CERTIFICATE:- I Certified that M/S HARE KRISHNA ASHIYANA PRIVATE LIMITED DEVELOPERS Through Authorized Director Dinesh Bajaj S/o Shri Devidatt Bajaj R/o Flat No. 902 Tower Bekan Omjhe Hills -1 Vibhag 41 and 43 Faridabad Hariyana Plot No. GH-2 Situated at Rukmani Vihar Avasiya Yojna Sunrakh Bangar Chhatikra Road Vrindavan Tehsil & Distt. Mathura having an absolute Clear, Valid and Marketable Title in the above mentioned property.

ENCLOSE DOCUMENTS:

Copy Of All the Title Title Deeds, Allotment and Possession Letter, Search Receipt and Non-Encumbrance Certificate

Your's Faithfully  
**Saurabh Shrivastava**  
Advocate

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