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BLOCK B DISTRICT COURTS,
Gurugram (Haryana)
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Dated : 16.03.2026

To

The Director,
M/S. 4-S Developers Pvt. Ltd.,
C/o. 2nd Floor, HUB-66, sector-66, Gurugram.

Subject:-Project- Due Diligence/Title Search Cum Non Encumbrance Certificate & Legal Scrutiny Report in Respect of Property/land admeasuring 77-KanaIs-9 Marla-4 Sarsai (9.684 acres) situated in the revenue estate of Dhunela village, Tehsil-Sohna, Distt. Gurugram. owned and Possessed by Ws. 4-S Developers Pvt. Ltd. having its Corporate office at 2Nd Floor, HUB-66, Sector-66, Gurugram.

We request reference to your having sent photocopies of some documents in respect of captioned property the originals/Certified Copies of some of the Documents have been verified with Office' of the Company and the Concerned Patwari. We submit our legal report/opinion cum non-encumbrance Certificate as under:-

Title Deeds seen:- We have seen the Photocopies/originals of the following documents.

- i. Certified Copy Jamabandis- 1989-90, 1994-95, 1999-2000, 2004-05, 2009-10, 2014-15, 2019-20 of Dhunela village
- ii. Certified Copies of Mutation Nos. 1101, 1116, 1129, 1130, 1312, 1411, 1454, 1478, 1524, 1544, 1550, 1555, 1670, 1708, 1832, 2428, 2429, 2430, 2432, 2435, 2463, 2479 and 2504.
- iii. Copy of Sale Deed No. 1650 dated 13.06.2005 in favour of Sh Prakash.
- iv. Copy of Sale Deed No. 7129 dated 02.03.2006 in favour of Smt. Saroj.
- v. Copy of Transfer deed No 4482 dated 30.01.2009 in favour of Sh.Dharambir.
- vi. Copy of Sale Deed No. 2282 dated 09.06.2022 in favour of M/S. 4-S Developers Pvt. Ltd. Sh. Ashutosh Verma and Sh. Mahesh Kumar.
- vii. Copy of sale Deed No. 2191 dated 07.06.2022 in favour of M/s. 4-S Developers Pvt. Ltd.

- viii. Copy of Sale Deed No. 2143 dated 06.06.2022 in favour of M/S. 4-S Developers Pvt. Ltd..
- ix. Copy of Sale Deed No. 6269 dated 14.09 9022 in favour of M/S. 4-S Developers Pvt. Ltd..
- x. Copy of Sale Deed No. 9013 dated 30.11 2022 in favour of M/S. 4-S Developers Pvt. Ltd..
- xi. Copy of Sale Deed No. 2136 dated 06.06 9022 in favour of M/S. 4-S Developers Pvt. Ltd..
- xii. Copy of GPA No. 54 dated 25.07.2022 in favour of M/S. 4-S Developers Pvt. Ltd..
- xiii. Copy of Collaboration Agreement No. 4186 dated 25.07 9022 executed by Sh. Ashutosh Verma. & Sh. Mahesh Kumar with M/S. 4-S Developers Pvt. Ltd..
- xiv. Copy of General Power of Attorney No. 54 dated 25.07.2022.
- xv. Copy of License No. 235 dated 02.11.2023 in favour of M/S. 4-S Developers Pvt. Ltd..
- xvi. Copy of Zoning Plan Approval vide Drawing No. DG-TCP No 9779 dated 03.11.2023.
- xvii. Copy of License No. 269 dated 28.12.2023 in favour of M/S. 4-S Developers Pvt. Ltd..
- xviii. Copy of Zoning Plan Approval vide Drawing No. DC-TCP No. 9908 dated 29.12.2023.

Description of Immovable property/Licensed Lands: -

The property in question is a Project Land ad measuring 77-Kanals-9 Marla 4 Sarsai (9.684 acres) situated in the revenue estate of Dhunela village, Tehsil-Sohna, Distt. Gurugram out of which 69 Kanals 9 Marla 4 Sarsai is at present owned and Possessed by M/S. 4-S Developers Pvt. Ltd. having its corporate office at 2Nd Floor, HUB-66, Sector-66, Gurugram and 1acre (8-0) is jointly owned by the Company, M/S. 4-S Developers Pvt. Ltd. along with Sh. Ashutosh Verma S/o Sh. Baleshwar Verma, R/o 17-Molar Band, village Badarpur, Jaitpur, South Delhi, Delhi-110044 and Sh. Mahesh Kumar s/o Sh. Hari Chand, R/o. H.No. E-15B, near Paras Hospital, East of Kailash, South Delhi, Delhi-1 10048, hereinafter to be referred to as Land Owners.

The undersigned visited the offices of Sub-Registrar, Sohna, the office of Developer, M/S. 4-S Developers Pvt. Ltd. and the Concerned

Patwari for Verification of records and from the records maintained at the said offices & from the perusal of the papers submitted by you, it was observed that the aforesaid project/Licensed lands admeasuring 77-Kanals-9 Marla-4 Sarsai (9.684 acres) situated in the revenue estate of Dhunela village, Distt. Gurugram is owned by M/S. 4-S Developers Pvt. Ltd. 69 Kanals 9 marla 4 sarsai and M/S. 4-S Developers Pvt. Ltd. has also purchased 8-Kanal Lands along with Sh. Ashutosh Verma s/o Sh. Baleshwar Verma, R/o 17-Molar Band, village-Badarpur, Jaitpur, South Delhi, Delhi-1 10044 and Sh. Mahesh Kumar S/o Sh. Hari Chand, R/o. H.No. E-15B, near Paras Hospital, East of Kailash, South Delhi, Delhi-1 10048.

M/S. 4-S Developers Pvt. Ltd. and Sh. Ashutosh Verma and Mahesh Kumar had purchased various lands from various Land owners of through various sale deeds in the revenue estate Dhunela Village, Distt. Gurugram for the purpose of Development of an Urban Residential Colony under the provisions of "The Haryana Urban Development and Regulation Act 1975" and Rules-1976 framed thereunder read with Deen Dayal Jan Awas Yojana Policy-2016 of Govt. of India implemented by Govt. of Haryana. Further, in between the said purchased lands of M/S. 4-S Developers Pvt. Ltd. a small land portion admeasuring 8-Kanals comprising in Rectangle-9, Kila No. 16min(5-11-6), Rectangle-10, Killa No. 20/1 min(1-9-4) and Kila No. 20/2(3-19-0) was owned by Sh. Ashutosh Verma s/o Sh. Baleshwar Verma, R/o 17-Molar Band, village-Badarpur, Jaitpur, South Delhi, Delhi-1 10044 and Sh. Mahesh Kumar s/o Sh. Hari Chand, R/o. H.No. E-15B, near Paras Hospital, East of Kailash, South Delhi, Delhi-110048 who had purchased the same jointly with M/S. 4-S Developers Pvt. Ltd. from Smt. Saroj w/o Sh. Bhagwan Chand Khatana, Sh. Sahajmal s/o Sh. Ballu and Sh. Om Parkash S/o Sh. Ganpat vide sale deed no. 2282 dated 09.06.2022 regd. with Sub Registrar, Sohna.

Thereafter, S/Sh. Ashutosh Verma and Sh. Mahesh Kumar entered in to a Collaboration Agreement for Joint Development of said Lands with M/s. 4-S Developers Pvt. Ltd. which was regd. with Sub-Registrar, Sohna at Vasika no. 4186 dated 25. 07. 2022 In terms of said Collaboration Agreement, they also executed a General Power' of Attorney in favour of M/s 4-S Developers Pvt. Ltd. which was also regd. with Sub-Registrar; Sohna at Vasika No.54 dated 25.07.2022.

Thereafter, M/s. 4-S Developers Pvt. Ltd. with a view to develop these lands into a Group Housing Residential Colony under the Provisions of "Deen Dayal Jan Awas Yojna (DDJAY)" applied to the Director Town and Country Planning, Govt. of Haryana, Chandigarh (DTCP) for grant of Development License. The DTCP after compliance of the requisites by the Developer and the Land Owners, granted License No. 235 of 2023 dated 02.11.2023 in favour of M/S. 4-S Developers Pvt. Ltd. for development of the Group Housing Plotted Colony on 66 Kanals 9 Marlas 3 Sarsai situated in the revenue estate of Dhunela village which was exclusively owned and possessed by M/S. 4-S Developers Pvt. Ltd.

The DTCP at the request of M/S. 4-S Developers Pvt. Ltd. and S/Sh. Ashutosh Verma and Sh. Mahesh Kumar, the other Land owners, also granted another License No. 269 of 2023 dated 28.12.2023 in the names of M/S. 4-S Developers Pvt. Ltd. and S/Sh. Ashutosh Verma and Sh. Mahesh Kumar, C/o. M/S. 4-S Developers Pvt. Ltd. for development of the Group Housing Plotted Colony on 11 Kanals and 1 Sarsai situated in the revenue estate of Dhunela village which is to be developed along with Lands under License No. 235 of 2023 for development of the Plotted Colony under the Provisions of "Deen Dayal Jan Awas Yojna (DDJAY)".

The Details of Project Land under both the Licenses situated in the revenue estate of Village-Dhunela comprised as under:-

A. Details of Lands under License No. 235 of 2023 dated 02.11.2023 in the name of M/S. 4-S Developer Pvt. Ltd. (Owners of 66-Kanals-9 Marlas-3-Sarsai):-

Revenue Estate	Rect. No.	Kila No.1 Area (K—M)
Dhunela village	9	2/2/2(0-18), 3/2(0-16), 4(8-0), 5/1(4-9), 5/2 (3-1 1), 6(8-0), 7(8-0), 8(8-0), 14min(6-14-7), 15min(6-15-8),
	10	1/2/1 (0-8), 9/2/1 min(2-4-3), 9/2/2min(0-7-3), 10(8-0), 11/1(0-5).

Total under License-235	66-Kanals-9-Marla-3-Sarsai.
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A. Details of Lands under License No. 269 of 2023 dated 28.12.2023 in the name of M/S. 4-S Developer Pvt. Ltd., S/Sh. Ashutosh Verma & Mahesh Kumar.

i. Lands owned by M/S. 4-S Developers Pvt. Ltd. (160/161 share), Sh. Ashutosh Verma (1/322 share) and Sh. Mahesh Kumar (1/322 share),
Revenue Estate Rect. No. Kila No.1 Area (K—M)
Dhunela Village 9 16min(5-1 1-6),

Sub-Total 5-Kanals-11 Marla-6 Sarsai

ii.. Lands Owned by Sh. Ashutosh Verma and Sh. Mahesh Kumar in equal shares:-

Revenue Estate Rect. No. Kila No./Area (K—M)
Dhunela Village 10 20/2(3-19-0),

Sub-Total 3-Kanals-19-Marla-0-Sarsai

iii. Lands owned by M/S. 4-S Developers Pvt. Ltd.

Revenue Estate Rect. No Kila No./Area (K—M)
Dhunela Village 10 20/1 min(1 -9-4),

Sub-Total I-Kanals-9-Marla-4-Sarsai

Grand Total

Under License-269 9&10 77-Kanals-9 Marla-4 Sarsai (9.684 acres)

4. Search in the offices of Sub-Registrar, Sohna, Distt. Gurugram.

The aforesaid Property Project lands (Combined for both the Licenses) admeasuring-77-Kanals-9 Marla-4 Sarsai (9.684 acres) situated in the revenue estates of Dhunela village, Tehsil-Sohna, Distt. Gurugram being developed by M/S. 4-S Developers Pvt. Ltd. a private Limited real estate developer Company registered under the Companies Act-1956 and existing under the Companies Act-

2013 having its regd. office at- Retail Unit No. IX-63, First Floor, ILD Trade Center, Sohna Road, Gurugram and a Corporate office at 2nd Floor, HUB-66, Sector-66, Gurugram in the name and style of "ASTER" Project, Sector-35, Sohna, Distt. Gurugram and at present falls in the jurisdiction of Sub-Registrar, Sohna, Distt. Gurugram.

The records were personally verified and inspected by the undersigned for the last 30-years in the offices of Sub-Registrar, Sohna vide inspection receipt dated 16.03.2026 issued by Sub-Registrar, Sohna which is enclosed in original.

5. **Trace of Title/ History of Passing of title, details of antecedent, title deeds:**
- (Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g transacting on power of attorney) to present document must be verified)

The undersigned visited the offices of Sub-Registrar, Sohna, the office of Developer, M/S. 4-S Developers Pvt. Ltd. and the Concerned Patwari for Verification of records and from the records maintained at the said offices & from the perusal of the papers submitted by you, it was observed that the aforesaid project/Licensed lands admeasuring **77-Kanals-9 Marla-4 Sarsai (9.684 acres)** situated in the revenue estate of Dhunela village, Distt. Gurugram is owned by M/S. 4-S Developers Pvt. Ltd. (**69-Kanals-9-Marla4-Sarsai**) and Sh. Ashutosh Verma S/o Sh. Baleshwar Verma, R/O 17-Molar Band, village-Badarpur, Jaitpur, South Delhi, Delhi-1 10044 and Sh. Mahesh Kumar S/o Sh. Hari Chand, R/O. H.No. E-15B, near Paras Hospital, East of Kailash, South Delhi, Delhi-110048 (8-0-0).

Tracing the Chain of Title of the Licensed Lands:-

For Tracing the Title chain of Lands admeasuring- **77-Kanals-9 Marla4 Sarsai (9.684 acres)** under both the Licenses owned by M/S. 4-S Developers Pvt. Ltd. and Sh. Ashutosh Verma S/o Sh. Baleshwar Verma and Sh. Mahesh Kumar S/o Sh. Hari Chand, situated in the revenue estates of village-Dhunela, Tehsil-Sohna, Distt. Gurugram. I discuss the details for Better and Clear understanding the Flow of Title during the Last 30-years in respect of the Licensed Lands by partitioning the lands in to small land parcels as under:-

A- Lands admeasuring-17 Kanals 14 Marla Comprised in Rectangle 9, Killa Nos. 2/2/2(0-18), 3/2(0-16), 6(8-0) & Killa No. 8(8-0) situated in the revenue estate of Village-Dhunela:-

As per Jamabandi-1989-90, the above-mentioned lands formed a part of

Rectangle-9, Killa nos. 2(7-4), 3(8-0) and 8(8-0) and was owned and Possessed by the following Land Owners: -

- i-S/Sh. Bharat Singh, Hari Singh & Mir Singh sons of Late Sh. Heta,
- ii- S/Sh. Ganpat, Mawasi & Jai Chand sons of Sh. Tulsi and
- iii-Sh. Tula Ram Sh. Dalu.

Sh. Hari Singh S/o Sh. Heta expired somewhere in 1992 leaving behind him, S/Sh. Jaipai and Rattan Singh as the only legal heirs, who inherited the share of Late Sh. Hari Singh in the above said lands and the said inheritance was recorded in revenue records vide Mutation/Intkaal no. 1116.

Sh Tula Ram S/o Sh Dalli also expired on 20.09.1993 leaving behind the following Legal heirs:-

- i- S/Smt. Munni & Ramesh daughters of Sh. Tula Ram,
- ii- S/Sh. Dharambir, Raje, Ved Prakash. & Puran sons of Sh. Tula Ram,
- iii- Smt. Kela Devi widow of Sh. Tula Ram,
- iv- Sh. Pramod Kumar S/o Late Sh. Vinod s/o Sh. Tula ram,
- v- Ms. Anju Kumari daughter of Late Sh. Vinod s/o Sh. Tula Ram, vi- Smt. Savita wd/o Late Sh. Vinod S/o Sh. Tula Ram,

These Legal heirs of Late Tula ram became the recorded owners of his share in the said lands vide Mutation/Intkaal no. 1129 dated 15.06.1994. It is pertinent to mention here that Sh. Vinod s/o Late Sh. Tula Ram predeceased him leaving behind Sh. Pramod—son, Ms. Anju Kumari-daughter and Smt. Savita-widow of Late Sh. Vinod. Sometime after the death of Sh. Vinod, Smt. Savita remarried and as per Customary Law, her share in the said lands was inherited by her son-Sh. Pramod & daughter-Ms. Anju Kumari vide Mutation no.1130 dated 23.07.1994.

With the above mentioned changes/transactions, the above mentioned Lands as per Jamabandi 1994-95 and 1999-2000 was owned and possessed by the Following persons:-

- i. S/Sh. Bharat Singh & Mir Singh sons of Late Sh. Heta,
- ii. S/Sh. Ganpat, Mawasi & Jai Chand sons of Sh. Tutsi,
- iii. S/Smt. Munni & Ramesh daughters of Sh. Tula Ram,
- iv. S/Sh. Dharambir, Raje, Ved Prakash & Puran sons of Sh. Tula Ram,
- v. Smt. Kela Devi widow of Sh. Tula Ram,
- vi. Sh. Pramod Kumar s/o Late Sh. Vinod s/o Sh. Tula Ram,
- vii. Ms. Anju Kumari daughter of Late Sh. Vinod s/o Sh. Tula Ram,

Sh. Jai Chand s/o Sh. Tulsi Ram expired somewhere in 2003-04. However, Sh. Jai Chand during his life time had executed a "WILL" in respect of his lands in favour of his only son, Sh. Yash Pal. The said WILL was regd. with Sub-Registrar, Sohna at vasika no. 40 dated 29.08.2002. Therefore, at the strength of said WILL, the land share of late Sh. Jai Chand was inherited by Sh. Yash Pal S/o Sh. Jai Chand vide Mutation/Intkaal No. 1411 dated 10.08.2004. Therefore, as per Jamabandi-2004-05, the following persons became the recorded owners of said Lands:-

- i. S/Sh. Bharat Singh & Mir Singh sons of Late Sh. Heta,
- ii. S/Sh. Ganpat & Mawasi sons of Sh. Tulsi,
- iii. Sh. Yash Pal S/o Late Sh. Jai Chand s/o Sh. Tulsi Ram
- iv. S/Smt. Munni & Ramesh daughters of Sh. Tula Ram,
- v. S/Sh. Dharambir, Raje, Ved Prakash & Puran sons of Sh. Tula Ram,
- vi. Smt. Kela Devi widow of Sh. Tula Ram,
- vii. Sh. Pramod Kumar S/o Late Sh. Vinod S/o Sh. Tula Ram,
- viii. Ms. Anju Kumari daughter of Late Sh- Vinod S/o Sh. Tula Ram,

It is pertinent to mention here that Sh. Ganpat s/o Sh. Tulsi Ram had also expired on 20.10.1998, but his death was reported to revenue authorities later on and as such his name continued to be recorded in Jamabandi-19992000 and 2004-05. After the death of Sh. Ganpat, his share in the family lands inherited by his following Legal heirs:-

- i. S/Sh. Om Parkash, Sri Ram, Dharam Pal & Naresh- sons,
- ii. S/Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi daughters of Late Sh. Ganpat.

The names of these persons were recorded in revenue records as owners of the lands of late Sh. Ganpat vide Mutation No. 1544 dated 14 04.2008.

Hence, as per Jamabandi- 2009-10, the following persons were the recorded owners of said Lands:-

- i. S/Sh. Bharat Singh & Mir Singh sons of Late Sh. Heta
- ii. Sh. Mawasi son of Sh. Tulsi,
- iii. Sh. Yash Pal s/o Late Sh. Jai Chand s/o Sh. Tulsi Ram
- iv. S/Smt. Munni & Ramesh daughters of Sh. Tula Ram,
- v. S/Sh. Dharambir, Raje, Ved Prakash & Puran sons of Sh. Tula Ram,
- vi. Smt. Kela Devi widow of Sh. Tula Ram,
- vii. Sh. Pramod Kumar s/o Late Sh. Vinod s/o Sh. Tula Ram,
- viii. Ms. Anju Kumari daughter of Late Sh. Vinod S/o Sh. Tula Ram,

- ix. S/Sh. Om Parkash, Sri Ram, Dharam Pal & Naresh sons,
- x. S/Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi daughters of Late Sh. Ganpat.

Further, it was also observed that, the joint land owners requested the revenue authorities for partition of the Lands amongst the above mentioned lands vide Mutation no. 1524. However, due to some irregularity in the said Mutation no. 1524, a Fard Badar no. 28 was prepared and based on the said

Fard Badar, a Sehat Mutation/Rectified Mutation no. 1670 dated 04.08.2012 was issued vide which Kila No. 6(8-0) came to the share of Sh. Mir Singh S/o Late Sh. Heta. And Kila Nos 2/212/(0-18), 3/2(0-16) and Kila No. 8(8-0) came to the share of Sh. Rattan Singh S/o Sh. Hari Singh. Therefore, based on the said Fard Badar-28 and Rectified Mutation, Sh. Rattan Singh S/o Late Sh. Hari Singh and Sh. Mir Singh S/o Late Sh. Heta became the recorded owners of Project Lands as under:-

- i Sh. Rattan Singh S/o Late Sh. Hari Singh s/o Sh. Heta became the owner of Lands comprised in Rectangle-9, Kila Nos. 2/2/2(0-18), 3/2(0-16) and Kila No. 8(8-0), revenue estate of Village-Dhunela. Sh. Mir Singh s/o Late Sh. Heta became the recorded owner of Land Comprised in Rectangle-9, Kila No. 6(8-0), revenue estate of Village-Dhunela.

As per Jamabandi-2014-15 and 2019-20, the above-named persons continued to own and possess the said portion of project lands.

Thereafter, Sh. Rattan Singh sold the above said portion of Project Lands along with his other Lands (Total-23-Kanals) to M/S. 4-S Developers Pvt. Ltd. vide sale Deed No. 6269 dated 14.09.2022. The said Sale Transaction was also recorded in revenue records in favour of M/S. 4-S Developers Pvt. Ltd. vide Mutation No. 2463 dated 16.09.2022. Sh. Mir Singh s/o Sh. Heta also sold his share in the project Lands i.e. Lands Comprised in Rectangle-9, Kila No. 6(8-0) to M/S. 4-S Developers Pvt. Ltd. vide sale deed no. 9013 dated 30.11.2022. The Said sale Transaction was also recorded in revenue records in favour of M/S. 4-S Developers Pvt. Ltd. vide Mutation No. 2479 dated 02.12.2022.

Since then, M/S. 4-S Developers Pvt. Ltd. Continued to own and possess the said Lands, Hence, the chain of title in respect of said lands is Clear, Continuous and Complete for the last 30 years. The Title to the property in valid, Marketable and free from any regd. encumbrance.

B. Lands admeasuring-37-Kanals-10-Marla-6-Sarsai Comprised in Rectangle-9, Killa Nos. 4(8-0), 5/1(4-9), 5/2(3-11), 7(8-0), 14min(6-14-7) and Kila no. 15min (6-15-8), situated in the revenue estate of VillageDhunela:-

As per Jamabandi-1989-90, the above-mentioned lands formed a part of Rectangle-9, Killa Nos. 4(8-0), 5/1 (4-9), 5/2(3-1 1), 7(8-0), 14(8-0) and Kila no.15(8-0), total being 40-Kanals situated In the revenue estate of Village Dhunela was owned and Possessed by Sh. Chow Khan s/o Sh. Niaz Khan R/o Dhunela village. Thereafter, as per Court Decree, the said Lands were transferred in the names of S/Sh. Ash Mohd., Idrish, Illiyas, Younus @ Yasin and Yousuf all sons of Sh. Chow Khan and the said Transfer was recorded in revenue records vide Mutation/Intkaal no. 1101 dated 19.04.1991 .

As per Jamabandi-1994-95, 1999-2000 2004-05 and 2009-10, S/Sh. Ash Mohd., Idrish, Illiyas, Younus @ Yasin and Yousuf continued to be recorded owners of said Lands. Thereafter, Sh. Idrish S/o Sh. Chaw Khan expired on 25.05.2014 leaving behind S/Sh. Taufiq and Rahul as the only legal heirs and vide Mutation/Intkaal no. 1832 dated 02.07.2014, their names were recorded in revenue records in place of their father, Sh. Idris. Hence as per Jamabandi-2014-15 and 2019-20, the following persons continued to be the recorded owners of said lands:-

- i. S/Sh. Ash Mohd., Illiyas, Yousuf, Younus @ Yasin sons of Sh. Chaw Khan 4/5 shares
- ii. S/Sh. Taufiq & Rahul sons of Late Sh. Idrish 1/5 Shares.

Thereafter, these land owners sold thé said entire 40-Kanals lands to M/S. 4-S Developers Pvt. Ltd. vide sale deed no. 2136 dated 06.06.2022 regd. with Sub-Registrar, Sohna, Distt. Gurugram. The said Sale transaction was recorded in revenue records in favour of the purchasers, M/S. 4-S Developers Pvt. Ltd. vide mutation/Intkaal no. 2430 dated 13.06.2022.

Since then, M/S. 4-S Developers Pvt. Ltd. Continued to own and possess the said Lands, Hence, the chain of title in respect of said lands is Clear, Continuous and Complete for the last 30 years. The Title to the property in valid, Marketable and free from any regd. encumbrance.

C. Lands admeasuring- 8-Kanals Comprised in Rectangle-9, Killa No. 16(8-0), situated in the revenue estate of Village-Dhunela:-

As per Jamabandi-1989-90, the above mentioned lands formed a part of Rectangle-9, Killa No. 16(8-0) total being 8-Kanals situated in the revenue estate of Village-Dhunela was owned and Possessed by S/Sh. Ganpat, Mawasi and Jai Chand sons of Sh. Tulsi Ram, R/o Dhunela village as per Jamabandi-1994-95 and 1999-2000, S/Sh. Ganpat, Mawasi and Jai Chand sons of Sh. Tulsi Ram, R/O. Dhunela village continued to be the recorded owners of said Lands.

Sh. Jai Chand S/o Sh. Tulsi Ram expired somewhere in 2003-04. However, Sh. Jai Chand during his life time had executed a "WILL" in respect of his lands in favour of his only son, Sh. Yash Pal. The said WILL was regd. with Sub-Registrar, Sohna at vasika no. 40 dated 29.08.2002. Therefore, at the strength of said WILL, the land share of late Sh. Jai Chand were inherited by Sh. Yash Pal S/o Sh. Jai Chand vide Mutation/Intkaal No. 1411 dated 10.08.2004.

It is pertinent to mention here that Sh. Ganpat s/o Sh. Tulsi Ram had also expired on 20.10.1998} but his death was reported to revenue authorities later on and as such his name continued to be recorded in Jamabandi-1999-2000 and 2004-05, After the death of Sh. Ganpat, his share in the family lands inherited by his following Legal heirs:-

- i. S/Sh. Om Parkash, Sri Ram, Dharam Pal & Naresh sons,
- ii. S/Smt. Kiran Devi Bimla Devi, Dharamvati & Mukesh Devi daughters of Late Sh. Ganpat.

The names of these persons were recorded in revenue records as owners of the lands of late Sh. Ganpat vide Mutation No. 1544 dated 14.04.2008.

Thereafter, Sh. Yash Pal s/o Late Sh. -Jai Chand sold his share in the said lands to Smt. Sharmistha w/o Sh. Balwan vide sale deed no. 2121 dated 08.08.2008 regd. with Sub-Registrar, Sohna and said sale transaction was recorded in revenue records in favour of Smt. Sharmistha vide Mutation No. 1550 dated 05.11.2008.

Therefore, as per Jamabandi-2009-10, 2014-15 and 2019-20, the following persons continued to be the recorded owners of the said portion of project Lands i.e. Lands Comprised in Rectangle-9, Kila No. 16(8-0) total being 8-Kanals situated in the revenue estate of Village-Dhunela

- i. Sh. Mawasi S/o Sh. Tulsi Ram,
- ii. Smt. Sharmistha w/o Balwan,
- iii. S/Sh. Om Parkash, Sri Ram, Dharam Pal & Naresh sons,

- iv. S/Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi daughters of Late Sh. Ganpat.

Thereafter, Smt. Sarmistha along with her husband, Sh. Balwan Singh S/o Sh. Mawasi sold her share in the said lands along with some other lands of her Husband (total 9-Kanals-5-Marlas -7-Sarsai to M/s 4-S Developers vide sale deed no. 2143 dated 06.06.2022 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of M/S. 4-S developers Pvt. Ltd. vide Mutation no. Smt. Sharmistha vide Mutation No. 2432 dated 16.06.2022. Thereafter, as per Taksim Mutation no. 2504 dated 04 05.2023 got the Kila No. 16(8-0) in its share.

Since then, M/S. 4-S Developers Pvt. Ltd. Continued to own and Possess the said Lands Hence, the chain of title in respect of said lands is Clear, Continuous and Complete for the last 30 years. The Title to the property in valid, Marketable and free from any regd. encumbrance.

D. Lands admeasuring- 8-Kanals Comprised in Rectangle-10, Killa No. 20(8-0), situated in the revenue estate of Village-Dhunela:-

As per Jamabandi-1989-90, 1994-95 and 1999-2000, the above mentioned lands comprised in Rectangle-10, Killa No. 20(8-0) total being 8-Kanals, situated in the revenue estate of Village-Dhunela was owned and Possessed by Smt. Kapoori wd/o Late Sh. Sabdal, R/o Dhunela village.

Smt. Kapoori died somewhere in 1959 and after her death, her share in family lands was mutated in the name of her daughter, Smt. Bisho vide Inheritance Mutation no. 1312 dated 06 07.1999. As Per Jamabandi 2004-05, Smt. Bisho was the recorded owners of said Lands. Thereafter, Smt. Bisho sold the said Lands to Sh. Prakash s/o Sh. Naurang vide sale deed no. 1650 dated 13.06.2005 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of Sh. Prakash vide Mutation No. 1454 dated 20.07.2005.

Sh. Prakash S/o Sh. Naurang further sold the said Lands to Smt. Saroj w/o Sh. Bhagwan Chand, R/o Dhunela vide sale deed no. 7129 dated 02.03.2006 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of Smt. Saroj vide Mutation No. 1478 dated 27 08.2006. As per Jamabandi-2014-15 and 2019-20. Smt. Saroj continued to be the recorded owner of said Lands.

Thereafter, Smt. Saroj along with Sh. Sahajmal s/o Sh. Ballu and Sh. Om Parkash S/o Late Sh. Ganpat jointly sold their lands admeasuring- 13 Kanals-15-Marlas including the lands in question kila No.20(8-0) to M/S. 4-S Developers Pvt. Ltd., Sh. Ashutosh Verma s/o Sh. Baleshwar Verma and Sh. Mahesh Kumar S/o Sh. Hari Chand vide sale deed no. 2282 dated 09.06.2022 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of the purchasers vide Mutation No. 2435 dated 20.07.2022.

Since then, M/S. 4-S Developers Pvt. Ltd., Sh. Ashutosh Verma S/o Sh. Baleshwar Verma and Sh. Mahesh Kumar S/o Sh. Hari Chand Continued to own and Possess the said Lands, Hence; the chain of title in respect of said lands is Clear, Continuous and Complete for the last 30 years. The Title to the property is valid, Marketable and free from any recd. encumbrance.

E. Lands admeasuring- 11-Kanals-4-Marlas-6-sarsai Comprised in Rectangle-10, Killa Nos. 1/2/1(0-8), 9/2/1 min(2-4-3), 91212min(O-7-3), 10(8-0) and 11/1 (0-5), situated in the revenue estate of Village-Dhunela:-

As per Jamabandi-1989-90, 1994-95, 1999-2000 and 2004-05, the above mentioned lands formed a part of larger part of lands comprised in Rectangle-10, Killa Nos. 1(8-0), 9(7-16), 10(8-0) and 11(8-0), situated in the revenue estate of Village-Dhunela was owned and Possessed by Sh. Ballu S/o Sh. Sabdal, R/O. Dhunela village.

Sh. Ballu expired on 12.12.2007 leaving behind him the following legal heirs:-

S/Sh. Sh. Sahajmal, Bhag Mal, Suraj Mal and Raj Mal—sons. and the names of these legal heirs were entered in revenue records in place of Sh. Ballu vide mutation no. 1555 dated 03.02.2009. Thereafter, Sh. Bhagmal S/o Late Sh. Ballu sold his share of 1/4th share in the family lands including the above mentioned Lands to Smt. Sharmistha w/o Sh. Balwan Singh (355/1344 share) and Sh. Vijay s/o Sh. Om Parkash vide sale deed no. 4659 dated 17.10.2012 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of the purchasers vide Mutation No. 1708 dated 15.11.2012.

As per Jamabandi-2014-15 and 2019-20, Smt. Sharmistha along with S/Sh. Suraj Mal, Sh. Sahajmal and Sh. Raj Mal were the recorded owners of said Lands. Sh. Balwan S/o. Sh. Mawasi was also owner of some other lands

in Khewat no, 236a. Thereafter as per Takshim Mutation No. 2428 dated 07.06.2022, Smt. Sharmistha and Sh. Balwan Singh became owners of lands Comprised in Rectangle-10, Killa Nos. 1/2(1-5), 9/2/1 (6-0-0), 10(8-0) and 11/1 (0-5), situated in the revenue estate of Village-Dhunela.

Thereafter, Smt. Sharmistha and Sh. Balwan sold 14-Kanals & 13Marla lands comprised in Rectangle-10, Killa Nos. 1/2/1 (0-8), 9/2/1 min (6-0), 10(8-0) and 11/1 (0-5), situated in the revenue estate of Village-Dhunela to M/S. 4-S Developers Pvt. Ltd. vide Sale Deed no. 2191 dated 07.06.2022 regd. with Sub-Registrar, Sohna. The said sale transaction was recorded in revenue records in favour of the purchasers vide Mutation No. 2429 dated 13.06.2022.

Since then, M/S. 4-S Developers Pvt. Ltd. Continued to own and Possess the said Lands, Hence, the chain of title in respect of said lands is Clear, Continuous and Complete for the last 30 years. The Title to the property in valid, Marketable and free from any regd. encumbrance.

With above purchases, M/S. 4-S Developers Pvt. Ltd. and S/Sh. Ashutosh Verma & Sh. Mahesh Kumar have also started obtaining other requisite approvals as required under the Terms & Conditions of both the Licenses. The Company is also propose to Register the Project -to be called as "ASTER" for both the Licenses .

Simultaneously, the Developer, also submitted the Lay-Out/Zoning Plans of Licensed Lands to the DTCP under both the Licenses which were approved by the DTCP vide Drawing No. Copy of Zoning Plan Approval vide Drawing No. DG-TCP No. 9779 dated 03.11.2023 under License No. 235 of 2023 and Zoning Plan Approval vide Drawing No. DG-TCP No. 9908 dated 29.12.2023 for License No. 269 of 2023..

The Other approvals such as Forest Clearance Pollution Control Clearance, Environmental Clearance, etc. are being obtained by the Developer.

Since then, M/S. 4-S Developers Pvt. Ltd- and S/Sh. Ashutosh Verma and Mahesh Kumar Continued to own and Possess the said Licensed Lands in their names. Hence the Title to the above said Lands is Clear, continuous and Complete for the last over 30 years. The title to the property in question/Licensed Lands is valid. Marketable and free from any registered encumbrances.

6.

Detailed information about property to be mortgaged:

Details	Remark of counsel
1. Whether the documents of title given raise an doubts or suspicion	No
2. Have the title deeds has been compared with those at registrar's office & particulars tally.	Yes,
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment [local laws. State implications of such enactment on the charge proposed to be created?	No

5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/allotment etc. obtained	No
6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained	No
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission (change of user permission is obtained?	Yes. The developer has obtained . the requisite License and other permission from DTCP and other permissions/NOCs/Clearances are being obtained from concerned State Departments/ Authorities.

8. Whether required documents are available for creating valid equitable mortgage?	All Documents pertaining to the Licensed Lands are available with the developer
9, What is the tenure of lease? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	Property is freehold
10. Whether the land is adiwasi(Tribal) Land?	No
11 Whether the land [property is joint family property? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	No, the licensed Lands have been purchased by the Developer and Sh. Ashutosh Verma and Sh Mahesh Kumar.
12. Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	No
13. Is land/ property subject to any reservations/acquisitions/requisitions?	No
14. Whether plans for constructions are sanctioned?	To be Obtained, if Floors to be Constructed.
15. Whether Commencement certificate issued?	N.A.
16. Whether Completion certificate obtained?	Not yet Applicable
17. Whether there are any restriction from Corporation such as "education Zone" "Green Zone" Etc.?	No
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	
19. Whether there are any prior encumbrances. If yes details thereof?	No regd encumbrance was observed.

20. Evidence of possession findings on documents and revenue records, details of property tax land revenue, society maintenance charges or any other statutory dues paid up to date or payable.	As per records available with the Sub-Registrar at Sohna the property is owned and possessed by Ms 4-S Developers Pvt. Ltd. and S/Sh.Ashutosh Verma & Mahesh Kumar.
21 In case of companies /societies /association /trust Whether	The Lands are owned by a Pvt. Ltd. Company and S/Sh. Ashutosh Verma & Mahesh Kumar.
a. Memorandum/byelaws of the company/society/association authorize to offer its properties as security	To be passed by the Developer Company.
b, Requisite resolutions have been duly passed by the Company/Society/ Association permitting mortgage of the properties in favour of the Bank.	In case of sale by Developer Company, Resolution to be passed by the Board of Directors.
c. Such resolution sets out the names of the persons who are authorized to create charge over the properties.	Such Resolution to specify name of executors of Agreements/Sale deeds.Etc
d. Resolution U/s. 293 (i) (a) and 293 (i) (d) of Companies Act passed.	N/A
e) Details of the properties together with the documents are mentioned under such resolutions.	N/A
f) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	N/A
g) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if an	N/A
22. In case of devolution of property by a will/ succession,	N/A

23. whether probate of will/succession certificate/Letters of Administration obtained? Details thereof	N/A
24. If probate/ succession certificate/Letters of Administration not obtained, then how the mortgagor proposes to prove the title?	N/A
25. The safeguards suggested to ensure title to the property offered as security.	Not Applicable
26. Whether title deeds perused are in conformity with the search taken	Yes
27. Whether the chain of title is complete without any missing links	Yes, the chain of title to the property in question is clear, continuous and complete
28 Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	For Creation of Equitable Mortgage original documents Mentioned under para-2 above to be obtained.
29.. whether SARFAES\ Act-2002 is applicable to the property in question?	Yes

Certificate of title and Non-encumbrance

The undersigned has examined the requisite Title documents/Title deeds relating to the property/Licensed Lands. The undersigned has also taken search with the Sub-Registrar of Assurances & Record of Rights for the last 30 years & certify that at present M/S. 4-S Developers Pvt. Ltd. and Sh. Ashutosh Verma and Mahesh Kumar are the Owners in possession of Project/Licensed Lands under both the Licenses. Sh. Ashutosh Verma & Mahesh Kumar have entered in to Agreement for Joint Development of their lands with M/S. 4-S Developers Pvt. Ltd. and a Collaboration Agreement has already been executed between the

parties. Sh. Ashutosh Verma & Mahesh Kumar have also executed a GPA in respect of their lands in favour of the Developer, M/S. 4-S Developers Pvt. Ltd.. The Land owners have a valid clear, absolute, good, perfect and marketable title to the properties/Licensed Lands shown above. The land Owners have an absolute, clear and marketable title over the said property. It is further certified that documents to title referred to in the opinion are perfect evidence of right, title and interest of the present owners and the owners/developer can transfer a valid title by sale in favour of the allottees/purchasers, the intended borrower/mortgagors who in turn can create a valid Equitable Mortgage of the property in question in favour of the Bank/NBFC etc. by deposit of original title deeds with intention to create equitable mortgage in the manner required by Law, it will satisfy the requirement of creation of equitable mortgage in favour of the Lending bank/NBFC etc.

Gurugram


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