

ANNEXURE D

TITLE & SEARCH REPORT

Ref No.:

Date: 22 January, 2026 (revised on 23.03.2026)

Branch Head,
IndusInd Bank Ltd.
Delhi Branch

Dear Sir,

Sub: Legal Opinion on title to the property

In pursuance of your instructions, I have investigated title to the undermentioned property offered to the Bank by way of mortgage/lease. I have investigated the title after following guidelines in the checklist provided by the Bank and my report is as under: -

1.	Name and address of the Borrower	:	M/s. Perfect Megastructure Pvt. Ltd. (land owner Land Parcel A) having its registered office at 8 th Floor, Plot no. 15, Sector 135, Noida, Nepz Post Office, Gautam Buddha Nagar, Dadri, Uttar Pradesh – 201305 M/s. Brock Developers Pvt. Ltd. (land owner Land Parcel B) having its registered office at 8 th Floor, County Spaces Plot No. 15, Sector 135, Noida Gautam Buddha Nagar – 201301 Uttar Pradesh M/s. Ashiana Landcraft Realty Pvt. Ltd. having its office at 8 th Floor, County Spaces Plot No. 15, Sector 135, Noida Gautam Buddha Nagar – 201301 Uttar Pradesh (Developer of Land Parcel A and B)
2.	a. Name and address of the title holder /Owner of the Property/ Mortgagor. (Name of the Developer should be mentioned in case of mortgage of TDR)	:	M/s. Perfect Megastructure Pvt. Ltd. (land owner Land Parcel A) having its registered office at 8 th Floor, Plot no. 15, Sector 135, Noida, Nepz Post Office, Gautam Buddha Nagar, Dadri, Uttar Pradesh – 201305



		M/s. Brock Developers Pvt. Ltd. (land owner Land Parcel B) having its registered office at 8th Floor, County Spaces Plot No. 15 , Sector 135 , Noida Gautam Buddha Nagar – 201301 Uttar Pradesh M/s. Ashiana Landcraft Realty Pvt. Ltd. having its office at 8th Floor, County Spaces Plot No. 15 , Sector 135 , Noida Gautam Buddha Nagar – 201301 Uttar Pradesh (Developer of Land Parcel A and B)
	b. Constitution of the title holder (applicable if the owner is other than an Individual).	Private Limited Company
	c. Nature of interest to be transferred in favour of the Bank	Mortgage of freehold rights
	d. In what capacity is the security offered (whether Borrower / Co-borrower /Third Party Security Provider /Guarantor	Borrower
3.	Complete description of the Property along with boundary details.	<u>Land Parcel A</u> ALL THAT Land for development of a Group Housing Colony admeasuring 80 Kanal 16 Marla i.e. 10.10 Acres comprised in Rectangle No. 72 Killa no. 20 (7-12), 21 (7-4), 14 (8-0), 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0) and 16/2 (2-0) situated in Village Harsaru, Tehsil Harsaru, District Gurgaon, Haryana along with development rights Hereinafter referred to as "the said property". Bounded by: (as per information provided by Client):



North: Proposed 24 M Wide Road

South: The Centre Court

East: Proposed 24 M Wide Road

West: 6 M Wide Revenue Rasta

Land Parcel B

ALL THAT Land for development of a Group Housing Colony admeasuring 7.906 Acres i.e. 63 Kanal 4 Marla comprised in Rectangle no. 86 Killa no. 5 (7-12), 6 (7-12), 7 (8-0), Rectangle no. 86 Killa no. 14/1 (1-7), 15/1 (1-5), Rectangle no. 86 Killa no. 13/3 (6-0), Rectangle no. 87 Killa no. **3/2 (3-0)**, 4 (8-0), **6 (2-0)**, 7 (8-0), **8 (2-0)**, 5 (8-0), and Rectangle no. 88 Killa no. 1/2/2 (0-8) **out of total land** admeasuring 112 Kanal 4 Marla i.e. **14.025 Acres** comprised in Rectangle no. 86 Killa no. 5 (7-12), 6 (7-12), 7 (8-0), Rectangle no. 87 Killa no. 1 (8-0), 10 (8-0), Rectangle no. 86 Killa no. 14/1 (1-7), 15/1 (1-5), Rectangle no. 86 Killa no. 13/3 (6-0), Rectangle no. 87 Killa no. 2 (8-0), 3/2 (4-0), 4 (8-0), 6 (8-0), 7 (8-0), 8 (8-0), 9 (8-0), 5 (8-0), and Rectangle no. 88 Killa no. 1/2/2 (0-8) and Rectangle no. 87 Killa no. 3/1 (4-0) (i.e. excluding land admeasuring 6.119 Acres out of 14.025 Acres on which project named Center Court is being developed vide Rera Registration no. 46 of 2017) situated in Village Harsaru, Tehsil Harsaru, District Gurgaon,

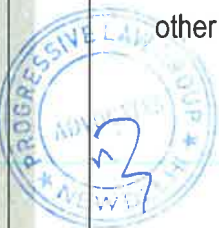
(a. Please state if the property in question is open plot of land without any construction)



	(b. Please specify if the development rights over the property mentioned in this point is to be mortgaged)	Haryana along with Development Rights Property is under construction project. Yes, alongwith land.
4.	Nature of Property A. In case of Land and/or Building: (i) if land and or Building: (a) Whether freehold/ Leasehold basis (b) If Leasehold, Name of the Lessor (c) Whether Lease Deed is duly stamped and registered (d) Duration of Lease and lease expiry date (e) Is there any clause in the lease deed restricting its mortgagability or subleasing of Property or Priority of claim/charge of Lessor? (f) Is Third party mortgage (i.e. owner / mortgager is other than borrower) permissible as per lease deed (g) Details of Permission to Mortgage / Permission to Sub-Lease obtained from the Lessor (ii) (a) Whether name of the present owner is recorded in Municipal Record and Taxes are paid by present Owner?	: Freehold Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable Yes Name of present owners is recorded in



(b) Whether name of the present owner is mutated in Revenue Record (iii) If flat/unit in the building: (a) Whether Sale Deed/ conveyance Deed is executed in favour of flat/unit holder and is registered? (b) Is the Co-operative Society incorporated / Condominium formed (c) Whether share Certificate issued in the name of the Present Owner/s (d) Has the builder /developer executed conveyance deed in favour of the Co-operative Society / Condominium and registered the same? (e) Details of Permission / NOC from society / builder (f) Details of Permission to Mortgage / Permission to Sub-Lease obtained from the Lessor	Revenue Records. Yes Not Applicable Not Applicable Not Applicable Not Applicable Not Applicable
B. In case of Transferable Development Rights (TDR): (i) Details of Development Agreement/collaboration agreement/any other agreement executed for the purpose ‘	(i) M/s. Perfect Megastructure Pvt. Ltd. has entered into a Development Agreement bearing no. 17250 dated 27.03.2025 with M/s. Ashiana Landcraft Realty Pvt. Ltd. in respect of this land admeasuring 10.10 Acres.



	(ii) Whether the Development Agreement/collaboration agreement/any other agreement executed for the purpose is registered or not? (iii) Is there any clause in the Development agreement which restricts the mortgage of development rights?	Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others and M/s. Ashiana Landcraft Realty Pvt. Ltd. entered into Development Agreement bearing no. 14663 dated 19.09.2013 with M/s. Brock Developers Pvt. Ltd. As per this Collaboration Agreement all the development rights in 14.025 Acres land were transferred to M/s. Ashiana Landcraft Realty Pvt. Ltd. (ii) Yes, development agreements are registered.
5.	a. Permitted Usage of the property	: Group Housing
6.	a. Description of title deeds / documents scrutinized (The list should include approved plan, Occupation/Completion certificate issued by respective Municipal Authorities for building, Possession Receipt in the name of present owner, documents substantiating permitted usage of the property and Share Certificate (if any) issued by the Society), along with the nature of documents viz original/certified true copy/ photocopy. For all cases where loan amount is Rs. 5 Crore and above: b. Whether certified true copy of all the title	As per Annexure B Yes



	documents are obtained from relevant sub-registrar and compared with the documents made available with the proposed mortgagor?		
	c. Concluding remarks after comparison as mentioned in point b above.		Same are in order.
7.	Tracing of title and investigation of title (detailed tracing/devolution to be incorporated herein or within the Annexure to be incorporated herein)	:	As per Annexure A
8.	Whether any additional document is required to complete the verification of title	:	None
9.	Particulars of tax / revenue receipts studied	:	Property tax has been paid vide receipts dated 02.04.2025
10.	Particulars of Encumbrance Certificates/ Search Notes a. Whether search has been conducted for mandatory 30 years in case of properties owned by Government or having minor's interest. b. Whether search has been conducted for mandatory 13 years in case of properties owned by private persons and not involving minor's interest c. If search has not been conducted for the stipulated period, reasons for not		Yes Yes, search has been done for last 30 years vide receipt no. 11990, 25533, 2289 dated 27.01.2026 and 2699 dated 20.03.2026



	carrying out such search. d. Whether Encumbrance Certificate obtained from SRO records and /or Patwari/ Talati office records for the period of 13/30 years as applicable? e. If the Present Owner is a Company / LLP - Whether Court search conducted in the relevant High Court / NCLT records to verify and confirm that there are no winding up petitions pending against the Present Owners.	Not Applicable Encumbrance Certificate is not issued in Haryana. Litigation search is attached separately. We have perused documents for the pending litigations and there are no pending winding up proceedings.
11.	a. Particulars of any charges/ encumbrances found to be recorded / registered on the property b. Is property charged by deposit of title deed (EM) with an existing lender without any encumbrances recorded/ registered before Sub-Registrar? If Yes, give details	No All original title deeds shall be perused to confirm the same. Because EM is not registered at Sub-Registrar office.
12.	a. Documents perused in support of possession of property / premises by the mortgagor b. Whether Property is Self occupied / possessed by the present owner or is given on lease/Leave and license basis to third party and the documents	Mortgagor is in possession of the said Property as per Sale Deed and revenue records perused by us. Mortgagor is in possession of the said Property as per Sale Deed and revenue



	perused in support thereof. c. If the property is in possession of any tenant / lessee, then: (i) documents perused in support thereof. (ii) Details of NOC from such tenant / lessee for creation of mortgage.		records perused by us. Not applicable
13.	Minor's Interest, if any	:	No
	If there is a Minor's interest, details of Court order obtained permitting to create mortgage over the property?		Not Applicable
	Whether mortgagor is a natural guardian or court appointed guardian ?		No
	Details of Court order obtained appointing the Mortgagor as the guardian of the minor		Not Applicable
14.	If devolution of property by inheritance	:	
	Details of document by which the property is devolved /inherited by the mortgagor		Not Applicable
	a. If there is a "Will", whether probate and/or registration of will is mandatory in line with the provisions of Law as applicable in the concerned state		No
	b. If Yes, whether the will has been probated / registered and details thereof.		No
	c. If there is no Will, then whether a Succession Certificate / Letter of Administration has been obtained in line with the provisions of law and details thereof.		Not Applicable
	d. If Letter of Administration has been		Not applicable



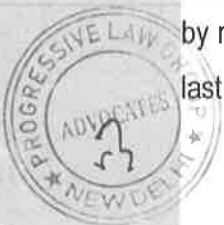
	obtained, whether the same includes permission of the court to mortgage the property?		
15.	Is the said property subject to a litigation, judicial action or are the title owners subject to any litigation which directly /indirectly shall impact their/her/his/its title and ownership – if so details of such litigation	:	Litigation search is attached separately. Further we have perused documents for these cases and confirm that these cases does not pertain to property proposed to be mortgaged.
16.	Any Income Tax proceedings or other proceedings pending against the mortgagor affecting title of the property/ premises	:	Litigation search is attached separately. As per search there is no pending Income Tax Proceeding.
17.	Land is Agricultural Land or Non – Agricultural Land	:	Non Agricultural
18.	If Agricultural Land, permission of Revenue Authority is required	:	Not Applicable
19.	Any other deficiency or restriction in title	:	None
20.	Application of (a) Local Laws /Tenancy Laws (Both agricultural and city tenants) (b) State and Central enactments	:	Not Applicable
21.	Any charges registered with Registrar of Companies under the Companies Act, 2013	:	As per ROC search, receivables of these projects has been hypothecated in favour of IDBI Trusteeship Services Ltd. for a loan of Rs. 650 Crore of Indusind Bank Ltd.
	CERSAI Search		As per borrower based search land



		admeasuring 14.025 Acres is mortgaged with Kotak Mahindra Investments Limited. Now, No Dues Letter dated 13.03.2026 has been issued by Kotak Mahindra Investments Ltd. Further receivables of these projects has been hypothecated in favour of IDBI Trusteeship Services We have also conducted asset based search however as same khasra numbers appear in various rectangles of a village it has resulted into 100s of results. Excel for the same is attached herewith. However it is not possible to segregate and ascertain whether these entries pertains to land proposed to be mortgaged or some other land.
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Certificate of title

1. I have examined the copies of Title Deeds relating to the property/(ies) offered as security by way of Equitable Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Mortgage is created, it will satisfy the requirements of creation of Equitable Mortgage. I further certify as mentioned below.
2. I have examined the Documents in detail, taking into account all the guidelines / check list given to me and also the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the sub-Registrar Office(s), Revenue Records, Registrar of Companies Office. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search. We have duly verified the title deeds provided to us for a period of last 30 years from 1995 till 23.03.2026 and the same are duly registered with the Sub Registrar



concerned. I further certify that valid mortgage can be created and the said Mortgage would be enforceable.

4. I certify that M/s. Perfect Megastructure Private Limited (land owner for Land Parcel A) and Brock Developers Pvt. Ltd. (land owner For land Parcel B) and M/s. Ashiana Landcraft Realty Pvt. Ltd. (developer for land Parcel A and B) has / have an absolute, clear and Marketable title over the property/ (ies). I further certify that valid mortgage can be created and the said Mortgage would be enforceable AND they can create and execute valid and enforceable mortgage/charge in favor of IndusInd Bank Limited subject to observations as mentioned herein :

5. In case of creation of Mortgage by Deposit of title deeds, I certify that the deposit of following original title deeds/ documents would create a valid and enforceable mortgage:

As per Annexure - C

6. There are no legal impediments for creation of the Mortgage under any applicable Law/ Rules in force.

7. Further following newspaper publications were published in respect of this land at the time of obtaining approval for change of developer:

1. Publication dated March 15, 2023 in Financial Express for land admeasuring 14.025 Acres
2. Publication dated May 9, 2025 in Financial Express for land admeasuring 10.10 Acres

Place : Delhi

Date : 22.01.2026 (Revised on 23.03.2026)

FOR Progressive Law Group



Adv. Himanshu Bansal

D-277/2012

Annexure A

Detailed devolution and tracing of title to be narrated herein

LAND PARCEL A

80 KANAL 16 MARLA i.e. 10.10 ACRES

A) Land admeasuring 56 Kanal in Khasra no. 72// 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0)

1. Initially Ranbeer Singh was the owner of the said Property as per Jamabandi for the year 1990-91, 2000-01, 2005-06, 2010-11

B) Land admeasuring 8 Kanal in Khasra no. 72// 14 (8-0)

2. Initially Vidya Devi was the owner of this land as per Jamabandi for the year 1990-91.
3. Thereafter this land in Khasra no. 72// 14 along with other land was transferred to Ranbeer Singh vide Court Order dated 04.03.1995 in Suit no. 135/94 titled Ranbeer Singh v/s. Viday Devi and the same was recorded in the revenue records vide Intekal no. 2183.
4. Therefore Ranbeer Singh was shown as owner of this land in Khasra no. 72// 14 as per Jamabandi for the year 2000-01, 2005-06, 2010-11

C) Land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 (7-12) and 21 (7-4)

5. Initially Janta Nath Banerjee was the owner of this land as per Jamabandi for the year 1990-91.
6. Janta Nath Banerjee sold $\frac{1}{2}$ share in this land along with other land to Lajpat Rai vide Sale Deed bearing no. 6410 dated 10.07.1995 and recorded vide Intekal no. 2273.
7. Janta Nath Banerjee sold $\frac{1}{2}$ share in this land along with other land to Arun Kumar vide Sale Deed bearing no. 6411 dated 10.07.1995 and recorded vide Intekal no. 2274.
8. Therefore Lajpat Rai (1/2), Arun Kumar (1/2) were shown as owners of this land as per Jamabandi for the year 2000-01.
9. Thereafter Lajpat Rai and Arun Kumar sold this land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 and 21 to M/s. Vaibhav Warehousing Pvt. Ltd. vide Sale Deed bearing no. 12279 dated 16.09.2005 and recorded vide Intekal no. 3064.
10. Therefore M/s. Vaibhav Warehousing Pvt. Ltd. was shown as owner of this land admeasuring 14 Kanal 16 Marla as per Jamabandi for the year 2005-06, 2010-11

D) Land admeasuring 2 Kanal in Khasra no. 72// 16/2 (2-0)

11. Initially Roshan Lal was the owner of this land as per Jamabandi for the year 1990-91.



12. Roshan Lal expired on 10.12.1991 and this land in Khasra no. 72// 16/2 was inherited by Dharampal and Nirmal Kumar which was recorded in the revenue records vide Intekal no. 2410.
13. Dharampal and Nirmal Kumar sold this land in Khasra no. 72// 16/2 (2-0) to Sanjay and Ajay vide Sale Deed bearing no. 11151 dated 07.11.1996 and recorded in the revenue records vide Intekal no. 2429.
14. Therefore Sanjay and Ajay were shown as owners of this land in Khasra no. 72// 16/2 as per Jamabandi for the year 2000-01, 2005-06, 2010-11.

Entire Land

15. Ranbeer Singh, M/s. Vaibhav Warehousing Pvt. Ltd. and Sanjay Singh and Ajay Singh entered into various Collaboration Agreements with M/s. Vatika Limited as follows:
 - a) Collaboration Agreement bearing no. 19201 dated 09.11.2012 executed between M/s. Vaibhav Warehousing Pvt Ltd and others in favour of M/s. Vatika Ltd. in respect of various land including land Parcel C. However vide subsequent Addendum Agreement dated 08.01.2013 this land Parcel C was excluded from Collaboration. Subsequently M/s. Vaibhav Warehousing Pvt. Ltd. transferred development rights in this land C in favor of Vatika Ltd. vide unregistered Agreement for Sale of Development Rights dated 09.01.2013.
 - b) Collaboraton Agreement bearing no. 19308 dated 12.11.2012 executed by Ranbir Singh, Ajay and Sanjay in favour of Malvina Developers Pvt. Ltd. in respect of land admeasuring 11.30 Acres including Land Parcel A, B and D. (except land in KHasra no. 72// 19 and 22).
 - c) Further Ranbir, Ajay and Sanjay executed a Collaboration Agreement bearing no. 19578 dated 12.11.2012 (Copy of this Agreement bearing no. 19578 has not been shared) in favour of Eurekus Infrastructure Pvt. Ltd. in respect of land in Khasra no. 72// 19 and 22. Thereafter vide Collboration Agreement bearing no. 19306 dated 12.11.2012 development rights in Khasra no. 72// 19 and 22 along with other land was transferred by Ranbir Singh and Eurekus Infrastructure Pvt. Ltd. in favour of Malvina Developers Pvt. Ltd.
 - d) Further Malvina granted developments rights in this land to M/s. Vatika Ltd. vide Addendum Agreement dated 12.11.2012 (Copy of this Agreement has not been provided to us).
 - e) Thereafter Ranbir Singh, Ajay Singh, Sanjay Singh (as owners), M/s. Vatika Ltd. (as confirming Party) executed an Addendum Agreement bearing no. 10048 dated 24.07.2013 in favour of Malvina Developers Pvt. Ltd. As per this Agreement, owners became entitled to 1350 sq. yds. per acre of area.
 - f) Further Ranbir (as owner) Dale, Aster, Bliar and Komal (Land Parties), Mavina (Developer) and Eurekus and Vatika (Confirming Party) entered into another Agreement bearing no. 10046 dated 24.07.2013 in respect of land in Khasra no. 72// 19 and 22 along with other land. Vide this Agreement, M/s. Eurekus released its rights, title and interest in the said Property.



- g) Further Ranbir (as owner), Vatika (Developer), Malvina and Eureka entered into another Collaboration Agreement dated 24.07.2013. (Copy of this Agreement has been provided to us).
16. Thereafter Ranbeer Singh, M/s. Vaibhav Warehousing Pvt. Ltd. and Sanjay Singh and Ajay Singh in Collaboration with Vatika Ltd. obtained license bearing no. 42 of 2013 dated June 6, 2013 from DTCP for development of a Group Housing colony on this land.
17. Subsequently Ranbeer Singh (sold Land Parcel A and B), M/s. Vaibhav Warehousing Pvt. Ltd. (sold Land Parcel C) and Sanjay Singh and Ajay Singh (sold Land Parcel D) along with Vatika Ltd. sold the said property to M/s. Oriane Developers Pvt. Ltd. vide Sale Deed bearing no. 15506 dated 04.10.2013 and recorded vide Intekal no. 4305.
18. Therefore M/s. Oriane Developers Pvt. Ltd. was shown as owner of this land as per Jamabandi for the year 2015-16 and 2020-21.
19. Subsequently M/s. Oriane Developers Pvt. Ltd and Vatika Ltd. entered into Collaboration Agreement dated 11.11.2013 for development of a project on this land.
20. Thereafter Vatika Ltd., Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited entered into another Collaboration Agreement dated 27.11.2013 and an Addendum Agreement dated 12.12.2013.
21. Subsequently vide Letter dated 20.03.2014, M/s. Vatika Ltd. acknowledged that the entitlement of Vatika Ltd. under these Collaboration Agreements has been capped at Rs. 165,00,00,000/-.
22. Thereafter M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited agreed to sell the said Property to M/s. Perfect Megastructure Pvt. Ltd. vide Agreement to Sell dated 17.09.2022 and Addendum to Agreement to Sell dated October 2022. Following are the terms of this Agreement:
- In this Agreement, M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Ltd. confirmed that Vatika has received this consideration of Rs. 165,00,00,000/- – **Vide Letter dated 30.09.2022, Vatikla Ltd. confirmed that it has received complete Sale Consideration under the Development Agreement and are left with no rights, title or interest in the said Property.**
 - Oriane and Ansal has allotted certain residential flats to various individuals as mentioned in Schedule B of Agreement to Sell. – **An affidavit confirming that there are No Dues and No Objection by any of the erstwhile individual allottees of the project.**
 - As per this Agreement, M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Ltd. obtained loan of Rs. 160,00,00,000/- from Indiabulls Commercial Credit Limited against the said Property. Further Indiabills Asset Reconstruction Company Ltd. has initiated proceedings under SARFAESI Act. Further the said loan has been assigned to Assets Care and Reconstruction Enterprise Ltd. – **As per Agreement to Sell, amount of Rs. 65 crore**



was payable to Assets Care and Reconstruction Enterprise Ltd. (ACREL) In consideration of the same, ACREL shall release its charge on the said Property. ACREL has released its charge on the said Property vide Letter dated 20.10.2022.

- Certain customers/allottee has also filed complaints under RERA and Economic Offences wing as mentioned in Schedule C of Agreement to Sell. – *However as per litigation search currently there are no pending cases in respect of property proposed to be mortgaged.*
- 23. Further Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited also issued a letter dated 17.09.2022 confirming that if liability towards 27 customers/allottee (as listed therein) of units exceeds Rs. 30 lacs, then Oriane/Ansal shall be liable to bear the additional cost and similarly if liability towards 3 customers/allottee (as listed therein) of units exceeds Rs. 30 lacs, then Oriane/Ansal shall be liable to bear the additional cost.
- 24. M/s. Oriane Developers Pvt. Ltd. and M/s Ansal Housing Ltd. sold the said Property i.e. land admeasuring 80 Kanal 16 Marla to M/s. Perfect Megastructure Pvt. Ltd. vide Sale Deed bearing no. 8982 dated 20.10.2022 and recorded vide Intekal no. 5413.
- 25. Further In principal approval for change of developer has been granted by DTPC in favor of M/s. Perfect Megastructure Pvt. Ltd. vide Approval Letter dated 29.08.2023.
- 26. After compliance of conditions of this In Principal Approval a final approval dated 21.11.2023 has been issued in faovur of Perfect Megastructure Pvt. Ltd.
- 27. M/s. Perfect Megastructure Pvt. Ltd. has entered into a Development Agreement bearing no. 17250 dated 27.03.2025 with M/s. Ashiana Landcraft Realty Pvt. Ltd. in respect of this land admeasuring 10.10 Acres. As per this Collaboration Agreement, M/s. Perfect Megastructure Pvt. Ltd. shall be entitled to 20% share in the revenue with a cap of Rs. 200 Crores and balance shall belong to M/s. Ashiana Landcraft Realty Pvt. Ltd.
- 28. In Principal approval for change of Developer dated 06.05.2025 in favour of Ashiana Landcraft Realty Pvt. Ltd. has been obtained from DTPC and further final approval shall be obtained after fulfilling conditions of this in Principal Approval dated 06.05.2025.
- 29. Further Zoning Plan for entire 24.125 Acres (14.025 + 10.10) acres has been sanctioned by DTPC in favour of Ashiana Landcraft Realty Pvt. Ltd. vide Sanction Letter dated 03.12.2025.

LAND PARCEL B

7.906 Acres i.e. **63 Kanal 4 Marla out of 112 Kanal 4 Marla i.e.**

14.025 Acres

A) Land in Khasra no. 87// 5 (8-0) and 88// 1/2/2 (0-8)



1. Initially Ranbeer Singh was the owner of the said Property as per Jamabandi for the year 1990-91, 2000-01, 2005-06, 2010-11

B) Land admeasuring 52 Kanal in Khasra no. 87// 2 (8-0), 3/2 (4-0), 4 (8-0), 6 (8-0), 7 (8-0), 8 (8-0) and 9 (8-0)

2. Initially Sharbati, Bimla, Sarti were the owner of this land as per Jamabandi for the year 1990-91.
3. Thereafter this land was transferred to Ranbeer Singh vide Court Order dated 28.01.1995 in Suit no. 229 of 1994 and recorded vide Intekal no. 2184.
4. Therefore Ranbeer Singh was the owner of the said Property as per Jamabandi for the year 2000-01, 2005-06, 2010-11

C) Land admeasuring 4 Kanal in Khasr no. 87// 3/1

5. Initially Nirmala Devi was the owner of this land as per Jamabandi for the year 1990-91.
6. Thereafter Nirmala sold this land to Ajay and Sanjay vide Sale Deed bearing no. 12999 dated 16.12.1996 and recorded vide Intekal no. 2435.
7. Therefore Ajay and Sanjay were shown as owners of this land as per Jamabandi for the year 2000-01, 2005-06, 2010-11

D) Land in Khasra no. 86// 13/3 (6-0)

8. Initially Dr. Kanchan Vasudeva and Tarun Vasudeva were the owners of land in Khasra no. 86// 13/3 as per Jamabandi for the year 1990-91, 2000-01
9. Kanchand Vasudeva and Tarun Vasudeva sold this land in D and E to Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) vide Sale Deed bearing no. 14272 dated 19.10.2005 and recorded vide Intekal no. 3126.
10. Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) were shown as owners of this land as per Jamabandi for the year 2005-06, 2010-11
11. Thereafter Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) sold land in Khasra no. 86// 13/3 to M/s. Mandisa Developers Pvt. Ltd. vide Sale Deed bearing no. 15832 dated 28.09.2012 and the same was recorded vide Intekal no. 4117.

E) Land in Khasra no. 86// 5 (7-12), 6 (7-12), 7 (8-0), 87// 1 (8-0), 10 (8-0)

12. Initially Mulakhraj (1/2), Pawan, Nirmala (1/2) were shown as owners of this land as per Jamabandi for the year 1985-86.
13. Thereafter Pawan sold 1/4th share in this land to Mulakhraj vide Sale Deed bearing no. 4563 dated 20.10.1987 and recorded vide Intekal no. 1672.



14. Further Nirmala sold 1/4th share in this land to Janakraj and Madanmohan vide Sale Deed bearing no. 4564 dated 20.10.1987 and recorded vide Intekal no. 1673.
15. Thereafter Janakraj and Madanmohan sold 1/4th share in this land to Kanchan Vasudev and Tarun Vasudeva vide Sale Deed bearing no. 700 dated 06.04.1988 and recorded vide Intekal no. 1695.
16. Further Mulakhraj sold 3/4th share in this land to Kanchan Vasudeva and Tarun Vasudeva vide Sale Deed bearing no. 701 dated 06.04.1988 and recorded vide Intekal no. 1696.
17. Further Mulakhraj (1/2) and Kanchan Vasudeva and Tarun Vasudeva (1/2) were owners of land in Khasra no. 87// 1, 10, 86// 5, 6, 7 as per Jamabandi for the year 1990-91 and 1995-96. – ***It seems name of Mulakhraj is wrongly recorded in Jamabandi as he had already sold his share in 1988.***
18. Therefore, Kanchan Vasudeva and Tarun Vasudeva were shown as owners of this land as per Jamabandi for the year 2000-01.
19. Kanchan Vasudeva and Tarun Vasudeva sold this land in D and E to Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) vide Sale Deed bearing no. 14272 dated 19.10.2005 and recorded vide Intekal no. 3126.
20. Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) sold this land in E to M/s. Gabino Developers Pvt. Ltd. vide Sale Deed bearing no. 4740 dated 24.05.2011 and recorded vide Intekal no. 3879

F) Land admeasuring 2 Kanal 12 Marla in Khasra no. 86// 14/1 (1-7) and 15/1 (1-5)

21. Initially Jagdish Chand, Harish Chand, Satish Chand, Kailash Chand, Vishal Chand (5/7), Kamlesh, Kartar Devi (2/7) were owners of land in Khasra no. 86// 14 (8-0) and 15 (7-12) as per Jamabandi for the year 1990-91, 2000-01.
22. Thereafter this land in Khasra no. 86// 14 (8-0) and 15 (7-12) was partitioned and demarcated vide Intekal no. 3239 and therefore Jagdish Chand became the owner of this land Parcel F.
23. Jagdish Chand expired on 28.12.1987 and therefore this land along with other land was inherited by Bimal Madan vide Intekal no. 3287.
24. Thereafter Bimla Madan sold this land F along with other land to Rekha Bansal vide Sale Deed bearing no. 14749 dated 17.10.2007 and recorded vide Intekal no. 3737.
25. Rekha Bansal sold this land in F to M/s. Gabino Developers Pvt. Ltd. vide Sale Deed bearing no. 5645 dated 01.06.2011 and recorded vide Intekal no. 3883.

ENTIRE LAND

26. Thereafter Gabino Developers Pvt. Ltd. entered into a Collaboration Agreement bearing no. 19199 dated 09.11.2012 with M/s. Vatika Limited in respect of land Parcel E and F



along with other land total admeasuring 22.806 Acres. In terms of this Collaboration Agreement, M/s. Vatika Limited became entitled to 300 sq. yds. of developed plot per acre of land.

27. Further Mandisa Developer Pvt. Ltd. also entered into a Collaboration Agreement bearing no. 19204 dated 09.11.2012 with Malvina Developers Pvt. Ltd. in respect of land Parcel D along with other land. As per this Agreement Malvina Developers Pvt. Ltd. became entitled to 65% if developed area in the said Property. Further Malvina Developers Pvt. Ltd. transferred its development rights in this land Parcel D along with other land in favour of Vatika Ltd. vide Addendum Agreement bearing no. 22863 dated 27.12.2012.
28. Thereafter Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others entered into another Development Agreement bearing no. 11961 dated 21.08.2013 with M/s. Ashiana Landcraft Realty Pvt. Ltd. and entire development rights in respect of the said Property were transferred to M/s. Ashiana Landcraft Realty Pvt. Ltd.
29. Subsequently Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others and M/s. Ashiana Landcraft Realty Pvt. Ltd. cancelled the Development Agreement bearing no. 11961 dated 21.08.2013 vide Deed of Cancellation bearing no. 14629 dated 19.09.2013.
30. Thereafter Ranbeer Singh sold this land A and B and Ajay and Sanjay sold land parcel C to M/s. Brock Developers Pvt. Ltd. vide Sale Deed bearing no. 14660 in Vol. 13052/3141 on pages 64/89-91 dated 19.09.2013 and recorded vide Intekal no. 4299.
31. Further Mandisa Developers Pvt. Ltd. sold this land Parcel D and Gabino Developers Pvt. Ltd. sold this land in E and F to M/s. Brock Developers Pvt. Ltd. vide Sale Deed bearing no. 14659 dated 19.09.2013 and recorded vide Intekal no. 4298.
32. Therefore, Brock Developers Pvt. Ltd. is shown as owner of this land parcel A, B, C, D, E and F as per Jamabandi for the year 2015-16 and 2020-21.
33. Thereafter Brock Developers Pvt. Ltd. and Vatika Limited entered into another Collaboration Agreement bearing no. 14631 dated 19.09.2013. In terms of this Collaboration Agreement, M/s. Vatika Ltd. agreed to develop the said Property and in consideration of the same it shall be entitled to 90% of gross sales revenue.
34. Subsequently Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others and M/s. Ashiana Landcraft Realty Pvt. Ltd. entered into Development Agreement bearing no. 14663 dated 19.09.2013 with M/s. Brock Developers Pvt. Ltd. As per this Collaboration Agreement all the development rights in the said land were transferred to M/s. Ashiana Landcraft Realty Pvt. Ltd. As per this Development Agreement, in consideration for grant, transfer and assignment of Development Rights Vatika shall be entitled to 25% of the net revenue. Further M/s. Ashiana Landcraft Realty Pvt. Ltd. is liable to pay security deposit of Rs. 220 Crores to Vatika Ltd. – **However no**



consideration has been given to owner of the said Property i.e. Brock Developers Pvt. Ltd

35. Subsequently vide Letter dated 04.10.2013, M/s. Vatika Ltd. acknowledged receipt of Rs. 220 Crore in compliance of Development Agreement bearing no. 14663 dated 19.09.2013.
36. Subsequently, vide Letter dated 14.01.2014, M/s. Vatika Limited confirmed that maximum entitlement of Vatika shall be Rs. 220 Crore only and Vatika shall not be entitled to any additional amount on account of increase in Gross Sale Revenue. ***However in this letter, M/s. Vatika Ltd acknowledged that it has received an amount of Rs. 120 crore out of 220 crore. However now M/s. Ashiana Landcraft Realty Pvt. Ltd. has been acquired by IV County Private Limited in Insolvency Proceedings bearing no. C.P. (IB) No. 666/KB/2020. Further we have perused the order of IBC and no claim has been raised by Vatika Ltd. during insolvency proceedings. Therefore as resolution plan has already been accepted, we confirm that Vatika Ltd. has raised no claim against the said Property.***
37. License was transferred in favour of M/s. Brock Developers Pvt. Ltd. vide Letter dated 23.04.2014.
38. Subsequently Developer was changed to Ashiana Landcraft Realty Pvt. Ltd. vide Order dated 16.06.2023 issued by DTCP.
39. Afterwards, M/s. Brock Developers Pvt. Ltd. and M/s. Ashiana Landcraft Realty Pvt. Ltd. has entered into a Development Agreement dated 09.07.2024 bearing no. 5109 with M/s. Perfect Megastructures Pvt. Ltd. in respect of said Portion i.e. land admeasuring 7.906 Acres i.e. 63 Kanal 4 Marla comprised in Rectangle no. 86 Killa no. 5 (7-12), 6 (7-12), 7 (8-0), Rectangle no. 86 Killa no. 14/1 (1-7), 15/1 (1-5), Rectangle no. 86 Killa no. 13/3 (6-0), Rectangle no. 87 Killa no. **3/2 (3-0)**, 4 (8-0), **6 (2-0)**, 7 (8-0), **8 (2-0)**, 5 (8-0), and Rectangle no. 88 Killa no. 1/2/2 (0-8). M/s. Ashiana Landcraft Realty Pvt. Ltd. has already launched a project known as The Centre Court on balance land admeasuring 6.119 Acres. (RERA no. 339/2017/260 dated 11.08.2017). However this agreement was subsequently cancelled via the Termination Agreement bearing no. 189 dated 27.03.2025.

NOTE: There is no demarcation of this land admeasuring 7.906 Acres. Same shall be checked and confirmed by valuer of the bank. Further it is advisable to keep documents for entire 14 Acres parcel for creation of equitable mortgage



40. Therefore, now Brock Developers Pvt. Ltd. is the owner and M/s. Ashiana Landcraft Pvt. Ltd. is the developer of the said Property.



ANNEXURE B**Documents Perused**

LAND PARCEL A				
A) Land admeasuring 56 Kanal in Khasra no. 72// 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0)				
SL. No	Particulars of Document	Date of Document	Registration no./ or any other identification no. of the document	Original/ Photocopy / Certified true Copy
1.	Jamabandi for the year 1990-91, 2000-01, 2005-06, 2010-11 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Copy
B) Land admeasuring 8 Kanal in Khasra no. 72// 14 (8-0)				
2.	Jamabandi for the year 1990-91 issued by Concerned Patwari in favour of Vidya Devi.	-	-	Copy
3.	Intekal No.2183 issued by concerned Patwari in favour of Ranbeer Singh	-	-	Copy
4.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Copy
C) Land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 (7-12) and 21 (7-4)				
5.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Janta Nath Banerjee	-	-	Copy
6.	Intekal no. 2273 issued by concerned Patwari in favour of Lajpat Rai	-	-	Copy
7.	Intekal no. 2274 issued by concerned Patwari in favour of Arun kumar	-	-	Copy
8.	Jamabandi for the year 2000-2001 issued by	-	-	Copy

	Concerned Patwari in favour of Lajpat Rai and Arun Kumar.			
9.	Intekal no. 3064 issued by concerned Patwari in favour of Vaibhav Warehousing Pvt. Ltd.	-	-	Copy
10.	Jamabandi for the year 2005-2006 and 2010-2011 issued by Concerned Patwari in favour of Vaibhav Warehousing Pvt. Ltd.	-	-	Copy
C) Land admeasuring 2 Kanal in Khasra no. 72// 16/2 (2-0)				
11.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Roshan Lal	-	-	Copy
12.	Intekal no. 2410 issued by concerned Patwari in favour of Dharampal and Nirmal Kumar	-	-	Copy
13.	Intekal no. 2429 issued by concerned Patwari in favour of Sanjay and Ajay	-	-	Copy
14.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Sanjay and Ajay	-	-	Copy
(D) Entire Land				
15.	Sale Deed executed by Ranbeer Singh (for Land admeasuring 56 Kanal in Khasra no. 72// 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0) and Land admeasuring 8 Kanal in Khasra no. 72// 14 (8-0), M/s. Vaibhav Warehousing Pvt. Ltd. (for Land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 (7-12) and 21 (7-4) and Sanjay Singh and Ajay Singh (for Land admeasuring 2 Kanal in Khasra no. 72// 16/2 (2-0) along with Vatika Ltd. in favour of Oriane Developers Pvt. Ltd.	04.10.2013	Bearing no. 15506 dated 04.10.2013	Copy



16.	Intekal no. 4305 issued by concerned Patwari in favour of Oriane Developers Pvt. Ltd.			Copy
17.	Jamabandi for the year 2015-2016 and 2020-2021 issued by concerned Patwari in favour of Oriane Developers Pvt. Ltd.			Copy
18.	Agreement to Sell executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited AND M/s. Perfect Megastructure Pvt. Ltd.	17.09.2022		Copy
19.	Letter issued by M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited in favour of M/s. Perfect Megastructure Pvt. Ltd.	17.09.2022		Copy
20.	Addendum to Agreement to Sell executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited AND M/s. Perfect Megastructure Pvt. Ltd.	October 2022		Copy
21.	Sale Deed executed by executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited in favour of M/s. Perfect Megastructure Pvt. Ltd.	20.10.2022	Bearing no. 8982 dated 20.10.2022	Copy
22.	Intekal No.5413 issued by Patwari Concerned in favour of M/s. Perfect Megastructure Pvt. Ltd.			Copy
23.	Development Agreement with M/s. Ashiana Landcraft Realty Pvt. Ltd.	27.03.2025	bearing no. 17250 dated 27.03.2025	Copy
24.	Property Tax Receipt issued by ULB Haryana in favour of M/s. Perfect Megastructure Pvt. Ltd.	13.08.2024		Copy
25.	Property Tax Receipt issued by ULB Haryana in favour of M/s. Perfect Megastructure Pvt. Ltd.	02.04.2025		Copy



LAND PARCEL B				
A) Land in Khasra no. 87// 5 (8-0) and 88// 1/2/2 (0-8)				
SL. No	Particulars of Document	Date of Document	Registration no./ or any other identification no. of the document	Original/ Photocopy / Certified true Copy
1.	Jamabandi for the year 1990-91, 2000-01, 2005-06, 2010-11 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Copy
B) Land admeasuring 52 Kanal in Khasra no. 87// 2 (8-0), 3/2 (4-0), 4 (8-0), 6 (8-0), 7 (8-0), 8 (8-0) and 9 (8-0)				
2.	Jamabandi for the year 1990-91 issued by Concerned Patwari in favour of Sharbati.	-	-	Copy
3.	Intekal No.2184 issued by concerned Patwari in favour of Ranbeer Singh	-	-	Copy
4.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Copy
C) Land admeasuring 4 Kanal in Khasr no. 87// 3/1				
5.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Nirmala Devi	-	-	Copy
6.	Intekal no. 2435 issued by concerned Patwari in favour of Ajay and Sanjay	-	-	Copy
7.	Jamabandi for the year 2000-2001, 2005-2006 and 2010-2011 issued by Concerned Patwari in favour of Ajay and Sanjay	-	-	Copy
D) Land in Khasra no. 86// 13/3 (6-0)				
8.	Jamabandi for the year 1990-91 and 2000-2001 issued by concerned Patwari in favour of Dr. Kanchan Vasudeva and Tarun Vasudeva	-	-	Copy



9.	Intekal no. 3126 issued by concerned Patwari in favour of Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8)	-	-	Copy
10.	Jamabandi for the year 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8)	-	-	Copy
11.	Intekal no. 4117 issued by concerned Patwari in favour of Mandisa Developers Pvt. Ltd.	-	-	Copy
E) Land in Khasra no. 86// 5 (7-12), 6 (7-12), 7 (8-0), 87// 1 (8-0), 10 (8-0)				
12.	Jamabandi for the year 1985-1986 issued by Patwari Concerned in favour of Mulakhraj (1/2), Pawan, Nirmala (1/2)	-	-	Copy
13.	Intekal No.1672 issued by Patwari Concerned in favour of Mulakhraj	-	-	Copy
14.	Intekal No.1673 issued by Patwari Concerned in favour of Janakraj and Madanmohan	-	-	Copy
15.	Intekal No.1695 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	Copy
16.	Intekal No.1696 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	Copy
17.	Jamabandi for the year 1990-1991 issued by Patwari Concerned in favour of Mulakhram (1/2) and Kanchan Vasudeva (1/2)	-	-	Copy
18.	Jamabandi for the year 2000-2001 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	Copy



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19.	Intekal No.3879 issued by Patwari Concerned in favour of M/s. Gabino Developers Pvt. Ltd.	-	-	Copy
F) Land admeasuring 2 Kanal 12 Marla in Khasra no. 86// 14/1 (1-7) and 15/1 (1-5)				
20.	Jamabandi for the year 1990-1991 and 2000-2001 issued by Patwari Concerned in favour of Jagdish Chand, Harish Chand, Satish Chand, Kailash Chand, Vishal Chand (5/7), Kamlesh, Kartar Devi (2/7)	-	-	Copy
21.	Intekal No.3239 issued by Patwari Concerned in favour of Jagdish Chand	-	-	Copy
22.	Intekal No.3287 issued by Patwari Concerned in favour of Bimla Madan	-	-	Copy
23.	Intekal No.3737 issued by Patwari Concerned in favour of Rakha Bansal	-	-	Copy
24.	Intekal No.3883 issued by Patwari Concerned in favour of M/s. Gabino Developers Pvt. Ltd.	-	-	Copy
G) ENTIRE LAND				
25.	Collaboration Agreement executed by Gabino Developers Pvt. Ltd. in favour of M/s. Vatika Limited	09.11.2012	bearing no. 19199 dated 09.11.2012	Copy
26.	Collaboration Agreement executed between Mandisa Developer Pvt. Ltd. AND M/s. Vatika Ltd.	09.11.2012	bearing no. 19204 dated 09.11.2012	Copy
27.	Development Agreement executed between Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others AND M/s. Ashiana Landcraft Realty Pvt. Ltd.	21.08.2013	bearing no. 11961 dated 21.08.2013	Copy
28.	Deed of Cancellation executed between Vatika Ltd., Gabino Developers	19.09.2013	bearing no. 14629 dated 19.09.2013	Copy



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	Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others AND M/s. Ashiana Landcraft Realty Pvt. Ltd.			
29.	Sale Deed executed by Ranbeer Singh, Ajay and Sanjay in favour of M/s. Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14660 in Vol. 13052/3141 on pages 64/89-91 dated 19.09.2013	Copy
30.	Intekal No.4299 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.	-	-	Copy
31.	Sale Deed executed by Mandisa Developers Pvt. Ltd. and Gabino Developers Pvt. Ltd. in favour of M/s. Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14659 dated 19.09.2013	Copy
32.	Intekal No.4298 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.	-	-	Copy
33.	Jamabandi for the year 2015-16 and 2020-21 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.	-	-	Copy
34.	Collaboration Agreement executed between M/s. Brock Developers Pvt. Ltd. and M/s. Vatika Ltd.	19.09.2013	bearing no. 14631 dated 19.09.2013	Copy
35.	Development Agreement executed between Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others and M/s. Ashiana Landcraft Realty Pvt. Ltd. AND Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14663 dated 19.09.2013	Copy
36.	Letter issued by Vatika Limited in favour of Ashiana Landcraft Realty	04.10.2013	-	Copy



	Pvt. Ltd.			
37.	Letter issued by Vatika Limited in favour of Ashiana Landcraft Realty Pvt. Ltd.	17.01.2014	-	Copy
38.	Order for Change of Developer issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	16.06.2023	-	Copy
39.	Renewal of License issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	16.06.2023	-	Copy
40.	Development Agreement executed between Brock Developers Pvt. Ltd. and Ashiana Landcraft Realty Pvt. Ltd. AND Perfect Megastructure Pvt. Ltd.	09.07.2024	Doc no. 5109 dated 09.07.2024	Copy
41.	Termination Agreement between Brock Developers Pvt. Ltd. and Ashiana Landcraft Realty Pvt. Ltd. AND Perfect Megastructure Pvt. Ltd.	27.03.2025	bearing no. 189 dated 27.03.2025	Copy
42.	Property Tax Receipt issued by ULB Haryana in favour of Ashiana Landcraft Realty Pvt. Ltd.	26.06.2024		Copy
43.	Property Tax Receipt issued by ULB Haryana in favour of Ashiana Landcraft Realty Pvt. Ltd.	02.04.2025		Copy
44.	Zoning Plan Approval Letter issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	03.12.2025		Copy



ANNEXURE-C**List of all Chain Title documents and Title Documents :**

For creation of valid mortgage, the following documents are required to be submitted by the mortgagor.

<u>LAND PARCEL A</u>				
A) Land admeasuring 56 Kanal in Khasra no. 72// 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0)				
SL. No	Particulars of Document	Date of Document	Registration no./ or any other identification no. of the document	Original/ Photocopy / Certified true Copy
1.	Jamabandi for the year 1990-91, 2000-01, 2005-06, 2010-11 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy
B) Land admeasuring 8 Kanal in Khasra no. 72// 14 (8-0)				
2.	Jamabandi for the year 1990-91 issued by Concerned Patwari in favour of Vidya Devi.	-	-	Certified Copy
3.	Court Order dated 04.03.1995 in Suit No.135/94 Titled as Ranbeer Singh vs. Vidya Devi	-	-	Certified Copy
4.	Intekal No.2183 issued by concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy
5.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy
C) Land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 (7-12) and 21 (7-4)				
6.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Janta Nath Banerjee	-	-	Certified Copy



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7.	Sale Deed executed by Janta Nath Banerjee in favour of Lajpat Rai	10.07.1995	Bearing no. 6410 dated 10.07.1995	CTC
8.	Intekal no. 2273 issued by concerned Patwari in favour of Lajpat Rai	-	-	Certified Copy
9.	Sale Deed executed by Janta Nath Banerjee in favour of Arun Kumar	10.07.1995	Bearing no. 6411 dated 10.07.1995	CTC
10.	Intekal no. 2274 issued by concerned Patwari in favour of Arun kumar	-	-	Certified Copy
11.	Jamabandi for the year 2000-2001 issued by Concerned Patwari in favour of Lajpat Rai and Arun Kumar.	-	-	Certified Copy
12.	Sale Deed executed by Lajpat Rai and Arun Kumar in favour of Vaibhav Warehousing Pvt. Ltd.	16.09.2005	Bearing no. 12279 dated 16.09.2005	Original
13.	Intekal no. 3064 issued by concerned Patwari in favour of Vaibhav Warehousing Pvt. Ltd.	-	-	Certified Copy
14.	Jamabandi for the year 2005-2006 and 2010-2011 issued by Concerned Patwari in favour of Vaibhav Warehousing Pvt. Ltd.	-	-	Certified Copy
D) Land admeasuring 2 Kanal in Khasra no. 72// 16/2 (2-0)				
15.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Roshan Lal	-	-	Certified Copy
16.	Intekal no. 2410 issued by concerned Patwari in favour of Dharampal and Nirmal Kumar	-	-	Certified Copy
17.	Sale Deed executed by Dharampal and Nirmal Kumar in favour of Sanjay and Ajay	-	Bearing no. 11151 dated 07.11.1996	Original
18.	Intekal no. 2429 issued by concerned Patwari in favour of Sanjay and Ajay	-	-	CTC
19.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Sanjay and Ajay	-	-	CTC
Entire Land				
20.	Collaboration Agreement executed between M/s. Vaibhav Warehousing Pvt Ltd and others and M/s. Vatika Ltd.	09.11.2012	bearing no. 19201 dated 09.11.2012	CTC
21.	Addendum Agreement executed between M/s. Vaibhav Warehousing Pvt Ltd and others AND M/s. Vatika Ltd and Malvina Developers Pvt. Ltd.	08.01.2013		Original
22.	Agreement for Sale of Development Rights executed between M/s. Vaibhav Warehousing Pvt Ltd and others AND M/s. Vatika Ltd and Malvina Developers Pvt. Ltd.	09.01.2013		Original



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23.	Collaboration Agreement executed between Ranbir Singh, Ajay and Sanjay AND Malvina Developers Pvt. Ltd.	12.11.2012	bearing no. 19308 dated 12.11.2012	Original
24.	Collaboration Agreement executed between Ranbir Singh, Ajay and Sanjay AND Eurekus Infrastructure Pvt. Ltd.	12.11.2012	Bearing no. 19578 dated 12.11.2012	Copy is not available. Same to be waived.
25.	Collaboration Agreement executed between Ranbir Singh and Eurekus Infrastructure Pvt. Ltd. AND Malvina Developers Pvt. Ltd.	12.11.2012	Bearing no. 19306 dated 12.11.2012	Original
26.	Addendum Agreement executed between Malvina Developers Pvt. Ltd. AND m/S. Vatika Ltd.	12.11.2012	Bearing 22863 dated 12.11.2012	CTC
27.	Addendum Agreement executed between Ranbir Singh, Ajay and Sanjay (as owners), M/s. Vatika Ltd. (as confirming Party) AND Malvina Developers Pvt. Ltd.	24.07.2013	bearing no. 10048 dated 24.07.2013	Original
28.	Agreement executed between Ranbir (as owner) Dale, Aster, Bliar and Komal (Land Parties), and Eurekus and Vatika (Confirming Party) AND Mavina (Developer)	24.07.2013	bearing no. 10046 dated 24.07.2013	Original
29.	Collaboration Agreement executed between Ranbir, Malvina and Eurekus AND Vatika Ltd.	24.07.2013	-	Copy is not available. Same to be waived.
30.	License Bearing no. 42 of 2013 issued by DTCP in favour of Ranbeer Singh, M/s. Vaibhav Warehousing Pvt. Ltd. and Sanjay Singh and Ajay Singh in Collaboration with Vatika Ltd.	06.06.2013	-	Copy
31.	License Transfer Agreement executed between Vaibhav Warehousing Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Sing, Vatika AND Oriane Developers Pvt. Ltd.	30.09.2013	-	Copy
32.	Sale Deed executed by Ranbeer Singh (for Land admeasuring 56 Kanal in Khasra no. 72// 17 (8-0), 18 (8-0), 19 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0) and Land admeasuring 8 Kanal in Khasra no. 72// 14 (8-0), M/s. Vaibhav	04.10.2013	Bearing no. 15506 dated 04.10.2013	Original



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	Warehousing Pvt. Ltd. (for Land admeasuring 14 Kanal 16 Marla in Khasra no. 72// 20 (7-12) and 21 (7-4) and Sanjay Singh and Ajay Singh (for Land admeasuring 2 Kanal in Khasra no. 72// 16/2 (2-0) along with Vatika Ltd. in favour of Oriane Developers Pvt. Ltd.			
33.	Intekal no. 4305 issued by concerned Patwari in favour of Oriane Developers Pvt. Ltd.	-	-	Certified Copy
34.	Jamabandi for the year 2015-2016 and 2020-2021 issued by concerned Patwari in favour of Oriane Developers Pvt. Ltd.	-	-	Certified Copy
35.	Collaboration Agreement executed between Oriane Developers Pvt. Ltd. and Vatika Ltd.	11.11.2013	-	Original
36.	Collaboration Agreement executed between Oriane Developers Pvt. Ltd. AND Vatika Ltd. & Ansal Housing Ltd.	27.11.2013	-	Copy
37.	Addendum Collaboration Agreement executed between Oriane Developers Pvt. Ltd. AND Vatika Ltd. & Ansal Housing Ltd.	12.12.2013	-	Copy
38.	Acknowledgment Letter issued by Vatika Ltd. in favour of Oriane Developers Pvt. Ltd.	20.03.2014	-	Copy
39.	Agreement to Sell executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited AND M/s. Perfect Megastructure Pvt. Ltd.	17.09.2022	-	Original
40.	Letter issued by M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited in favour of M/s. Perfect Megastructure Pvt. Ltd.	17.09.2022	-	Copy
41.	Addendum to Agreement to Sell executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited AND M/s. Perfect Megastructure Pvt. Ltd.	October 2022	-	Original
42.	Sale Deed executed by executed between M/s. Oriane Developers Pvt. Ltd. and M/s. Ansal Housing Limited in favour of M/s. Perfect Megastructure Pvt. Ltd.	20.10.2022	Bearing no. 8982 dated 20.10.2022	Original
43.	Intekal No.5413 issued by Patwari Concerned in favour of M/s. Perfect Megastructure Pvt. Ltd.	-	-	Certified Copy
44.	Confirmation Letter and Payment proof for Rs. 165 crore issued in favour of	30.09.2022	-	Copy



	Vatika Ltd.			
45.	Affidavit confirming that there are No Dues and No Objection by any of the erstwhile individual allottees of the project.	-	-	Original
46.	No Dues and No Charge Letter issued by Assets Care and Reconstruction Enterprises Ltd. in favour of Oriane Developers Pvt. Ltd.	-	-	Copy
47.	Undertaking from mortgagor confirming that there are no pending litigation in respect of the said Property.	-	-	Original
48.	Renewed License 42 of 2013/Fresh License issued by DTCP	-	-	Copy
49.	In principal approval for change of developer issued by DTCP in favour of M/s. Perfect Megastructure Pvt. Ltd.	29.08.2023	-	Copy
50.	Change of Developer Letter issued by DTCP in favour of M/s. Perfect Megastructure Pvt. Ltd.	21.11.2023	-	Copy
51.	Development Agreement by Perfect Megastructure Pvt. Ltd. with M/s. Ashiana Landcraft Realty Pvt. Ltd.	27.03.2025	bearing no. 17250 dated 27.03.2025	Original
52.	Property Tax Receipt issued by ULB Haryana in favour of M/s. Perfect Megastructure Pvt. Ltd.	13.08.2024		Copy
53.	Property Tax Receipt issued by ULB Haryana in favour of M/s. Perfect Megastructure Pvt. Ltd.	02.04.2025		Copy
54.	In Principal Approval for change of developer issued by DTPC in favour of M/s. Ashiana Landcraft Realty Pvt. Ltd.	06.05.2025		Copy
55.	Final Approval for change of developer issued by DTPC in favour of M/s. Ashiana Landcraft Realty Pvt. Ltd.			Copy
56.	Zoning Plan Approval Letter issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	03.12.2025		Copy

LAND PARCEL B

A) Land in Khasra no. 87// 5 (8-0) and 88// 1/2/2 (0-8)

SL. No	Particulars of Document	Date of Document	Registration no./ or any other identification no. of the document	Original/ Photocopy / Certified true Copy
1.	Jamabandi for the year 2000-01, 2005-06, 2010-11 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy True
B) Land admeasuring 52 Kanal in Khasra no. 87// 2 (8-0), 3/2 (4-0), 4 (8-0), 6 (8-0), 7 (8-0), 8 (8-0) and 9 (8-0)				
2.	Jamabandi for the year 1990-91 issued by Concerned Patwari in favour of Sharbati.	-	-	Certified Copy True
3.	Court Order dated 28.01.1995 in Suit no. 221 of 1994 in favour of Ranbeer Singh	-	-	Certified Copy True
4.	Intekal No.2184 issued by concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy True
5.	Jamabandi for the year 2000-2001, 2005-2006, 2010-2011 issued by Concerned Patwari in favour of Ranbeer Singh	-	-	Certified Copy True
C) Land admeasuring 4 Kanal in Khasr no. 87// 3/1				
6.	Jamabandi for the year 1990-91 issued by concerned Patwari in favour of Nirmala Devi	-	-	Certified Copy True
7.	Sale Deed executed by Nirmala Devi in favour of Ajay and Sanjay	16.12.1996	Bearing No. 12999 dated 16.12.1996	Original
8.	Intekal no. 2435 issued by concerned Patwari in favour of Ajay and Sanjay	-	-	Certified Copy True
9.	Jamabandi for the year 2000-2001, 2005-2006 and 2010-2011 issued by Concerned	-	-	Certified Copy True



	Patwari in favour of Ajay and Sanjay			
D) Land in Khasra no. 86// 13/3 (6-0)				
10.	Jamabandi for the year 1990-91 and 2000-2001 issued by concerned Patwari in favour of Dr. Kanchan Vasudeva and Tarun Vasudeva	-	-	Certified True Copy
11.	Sale Deed executed by Dr. Kanchan Vasudeva and Tarun Vasudeva in favour of Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8)	dated 19.10.2005	bearing no. 14272 dated 19.10.2005	CTC
12.	Intekal no. 3126 issued by concerned Patwari in favour of Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8)	-	-	Certified True Copy
13.	Jamabandi for the year 2005-2006, 2010- 2011 issued by Concerned Patwari in favour of Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8)	-	-	Certified True Copy
14.	Sale Deed executed by Chanda Devi (3/8), Pawan Garg (2/8), Purshottam Lal Garg (3/8) in favour of Mandisa Developers Pvt. Ltd.	28.09.2012	Bearing no. 15832 dated 28.09.2012	Original
15.	Intekal no. 4117 issued by concerned Patwari in favour of Mandisa Developers Pvt. Ltd.	-	-	Certified True Copy
E) Land in Khasra no. 86// 5 (7-12), 6 (7-12), 7 (8-0), 87// 1 (8-0), 10 (8-0)				
16.	Jamabandi for the year 1985-1986 issued by Patwari Concerned in favour of Mulakhraj (1/2), Pawan, Nirmala (1/2)	-	-	CTC



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17.	Sale Deed executed by Pawan in favour of Mulakhraj	20.10.1987	Bearing no. 4563 dated 20.10.1987	CTC
18.	Intekal No.1672 issued by Patwari Concerned in favour of Mulakhraj	-	-	CTC
19.	Sale Deed executed by Nirmala in favour of Janakraj and Madanmohan	20.10.1987	Bearing no. 4564 dated 20.10.1987	CTC
20.	Intekal No.1673 issued by Patwari Concerned in favour of Janakraj and Madanmohan	-	-	CTC
21.	Sale Deed executed by Janakraj and Madanmohan in favour of Kanchan Vasudeva and Tarun Vasudeva	06.04.1988	Bearing no. 700 dated 06.04.1988	CTC
22.	Intekal No.1695 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	CTC
23.	Sale Deed executed by Mulakhraj in favour of Kanchan Vasudeva and Tarun Vasudeva	06.04.1988	Bearing no. 701 dated 06.04.1988	CTC
24.	Intekal No.1696 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	CTC
25.	Jamabandi for the year 1990-1991 issued by Patwari Concerned in favour of Mulakhram (1/2) and Kanchan Vasudeva (1/2)	-	-	Certified Copy True
26.	Jamabandi for the year 2000-2001 issued by Patwari Concerned in favour of Kanchan Vasudeva and Tarun Vasudeva	-	-	Certified Copy True
27.	Sale Deed executed by Kanchan Vasudeva and Tarun Vasudeva in favour of M/s. Gabino Developers Pvt. Ltd.	24.05.2011	Bearing no. 4740 dated 24.05.2011	Original
28.	Intekal No.3879 issued	-	-	Certified True



	by Patwari Concerned in favour of M/s. Gabino Developers Pvt. Ltd.			Copy
F) Land admeasuring 2 Kanal 12 Marla in Khasra no. 86// 14/1 (1-7) and 15/1 (1-5)				
29.	Jamabandi for the year 1990-1991 and 2000-2001 issued by Patwari Concerned in favour of Jagdish Chand, Harish Chand, Satish Chand, Kailash Chand, Vishal Chand (5/7), Kamlesh, Kartar Devi (2/7)	-	-	Certified Copy True
30.	Intekal No.3239 issued by Patwari Concerned in favour of Jagdish Chand	-	-	Certified Copy True
31.	Intekal No.3287 issued by Patwari Concerned in favour of Bimla Madan	-	-	Certified Copy True
32.	Sale Deed executed by Bimla Madan in favour of Rekha Bansal	17.10.2007	Bearing no. 14749 dated 17.10.2007	Certified Copy True
33.	Intekal No.3737 issued by Patwari Concerned in favour of Rakha Bansal	-	-	Certified Copy True
34.	Sale Deed executed by Rekha Bansal in favour of M/s. Gabino Developers Pvt. Ltd.	01.06.2011	Bearing no. 5645 dated 01.06.2011	Original
35.	Intekal No.3883 issued by Patwari Concerned in favour of M/s. Gabino Developers Pvt. Ltd.	-	-	Certified Copy True
G) ENTIRE LAND				
36.	Collaboration Agreement executed by Gabino Developers Pvt. Ltd. in favour of M/s. Vatika Limited	09.11.2012	bearing no. 19199 dated 09.11.2012	CTC
37.	Collaboration Agreement executed between Mandisa Developer Pvt. Ltd. AND M/s. Vatika Ltd.	09.11.2012	bearing no. 19204 dated 09.11.2012	CTC



38.	Development Agreement executed between Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others AND M/s. Ashiana Landcraft Realty Pvt. Ltd.	21.08.2013	bearing no. 11961 dated 21.08.2013	CTC
39.	Deed of Cancellation executed between Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others AND M/s. Ashiana Landcraft Realty Pvt. Ltd.	19.09.2013	bearing no. 14629 dated 19.09.2013	CTC
40.	Sale Deed executed by Ranbeer Singh, Ajay and Sanjay in favour of M/s. Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14660 in Vol. 13052/3141 on pages 64/89-91 dated 19.09.2013	Original
41.	Intekal No.4299 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.	-	-	Certified Copy True
42.	Sale Deed executed by Mandisa Developers Pvt. Ltd. and Gabino Developers Pvt. Ltd. in favour of M/s. Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14659 dated 19.09.2013	Original
43.	Intekal No.4298 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.			Certified Copy True
44.	Jamabandi for the year 2015-16 and 2020-21 issued by Patwari Concerned in favour of M/s. Brock Developers Pvt. Ltd.	-	-	Certified Copy True
45.	Collaboration	19.09.2013	bearing no. 14631	CTC



	Agreement executed between M/s. Brock Developers Pvt. Ltd. and M/s. Vatika Ltd.		dated 19.09.2013	
46.	Development Agreement executed between Vatika Ltd., Gabino Developers Pvt. Ltd., Mandisa Developers Pvt. Ltd., Ranbir Singh, Sanjay Singh, Ajay Singh, Malvina Developers Pvt. Ltd. and others and M/s. Ashiana Landcraft Realty Pvt. Ltd. AND Brock Developers Pvt. Ltd.	19.09.2013	bearing no. 14663 dated 19.09.2013	Original
47.	Order issued by DTCP in favour of M/s. Brock Developers Pvt. Ltd.	23.04.2014	-	Copy
48.	Letter issued by Vatika Limited in favour of Ashiana Landcraft Realty Pvt. Ltd.	04.10.2013	-	Original
49.	Letter issued by Vatika Limited in favour of Ashiana Landcraft Realty Pvt. Ltd.	17.01.2014	-	Copy
50.	Order for Change of Developer issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	16.06.2023	-	Copy
51.	Renewal of License issued by DTCP in favour of Ashiana Landcraft Realty Pvt. Ltd.	16.06.2023	-	Copy
52.	Development Agreement executed between Brock Developers Pvt. Ltd. and Ashiana Landcraft Realty Pvt. Ltd. AND Perfect Megastructure Pvt. Ltd.	09.07.2024	Doc no. 5109 dated 09.07.2024	Original
53.	Termination Agreement between	27.03.2025	bearing no. 189 dated 27.03.2025	Original



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ADVOCATES, LEGAL ADVISORS & CONSULTANTS

	Brock Developers Pvt. Ltd. and Ashiana Landcraft Realty Pvt. LTd. AND Perfect Megastructure Pvt. Ltd.			
54.	Property Tax Receipt issued by ULB Haryana in favour of Ashiana Landcraft Realty Pvt. Ltd.	26.06.2024		Copy
55.	Property Tax Receipt issued by ULB Haryana in favour of Ashiana Landcraft Realty Pvt. Ltd.	02.04.2025		Copy

