

**MUKUL GAUTAM  
ADVOCATE**

**A-503, GARDENIA GRACE  
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TO  
MANAGER  
STATE BANK OF INDIA,  
COMMERCIAL BRANCH, GURUGRAM  
HARYANA

Date:-11.03.2026

**INVESTIGATION IN THE TITLE DOCUMENTS**

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| 1. | a) Name of the Branch/ Business Unit/Office seeking opinion.                                                          | State Bank of India, MCG BRANCH, GURUGRAM, HARYANA.                                                                                                                                                                                                                                                                                                                       |
|    | b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.   | As Per Records                                                                                                                                                                                                                                                                                                                                                            |
|    | c) Name of the Borrower                                                                                               | M/s Sare Gurugram Pvt Ltd                                                                                                                                                                                                                                                                                                                                                 |
| 2. | a) Type of Loan                                                                                                       | Term Loan & BG                                                                                                                                                                                                                                                                                                                                                            |
|    | b) Type of Property                                                                                                   | RESIDENTIAL                                                                                                                                                                                                                                                                                                                                                               |
| 3. | a) Name of the unit/concern/ company/person offering the property/ (ies) as security.                                 | M/s Sare Gurugram Pvt Ltd                                                                                                                                                                                                                                                                                                                                                 |
|    | b) Constitution of the unit/concern/ person/body/authority offering the property for creation of charge.              | Pvt Ltd Company                                                                                                                                                                                                                                                                                                                                                           |
|    | c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.) | Borrower                                                                                                                                                                                                                                                                                                                                                                  |
| 4. | a) Value of Loan                                                                                                      | 90 Crore                                                                                                                                                                                                                                                                                                                                                                  |
| 5. | Complete or full description of the immovable property/ (ies) offered as security including the following details.    | RESIDENTIAL GROUP HOUSING COLONY, COMPRISING OF TOTAL SEVEN PHASES CONSTRUCTED UPON TOTAL PROJECT LAND AREA MEASURING 48.82 ACRES, SITUATED AT SECTOR-92, VILLAGE MEWKA & WAZIRPUR, TEHSIL & DISTRICT GURUGRAM, HARYANA OUT OF WHICH SECURITY OFFERED IS PHASE- 4B (TOWER P1, P2, P3, P4), PHASE 5 (TOWER G1, G2, G3), PHASE 6 (LAND AREA MEASURING 11906.256 SQ. MTRS.). |
|    | (a) Survey No.                                                                                                        | N.A.                                                                                                                                                                                                                                                                                                                                                                      |
|    | (b) Door no. ( in case of house property)                                                                             |                                                                                                                                                                                                                                                                                                                                                                           |
|    | (c) Extent/ area including plinth/ built up area in case of house property                                            | RESIDENTIAL GROUP HOUSING COLONY, COMPRISING OF TOTAL SEVEN PHASES CONSTRUCTED UPON TOTAL PROJECT LAND AREA MEASURING 48.82 ACRES, SITUATED AT SECTOR-92, VILLAGE MEWKA & WAZIRPUR, TEHSIL & DISTRICT GURUGRAM, HARYANA OUT OF WHICH SECURITY OFFERED IS PHASE- 4B (TOWER P1, P2, P3, P4), PHASE 5 (TOWER G1, G2, G3), PHASE 6 (LAND AREA MEASURING 11906.256 SQ. MTRS.). |

|    | (d) Locations like name of the place, village, city, registration, sub-district etc.                                                                                                                                                                                                                                            | SECTOR-92, VILLAGE MEWKA & WAZIRPUR, TEHSIL & DISTRICT GURUGRAM, HARYANA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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| 6. | a) Particulars of the documents scrutinized- serially and chronologically<br>b) Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified.<br>Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined. | <p>01. Certified copy of Sale Deed bearing Reg No. 25733 Dated 28.02.2006.</p> <p>02. Certified copy of Sale Deed bearing Reg No. 1537 Dated 20.04.2006.</p> <p>03. Certified copy of Sale Deed bearing Reg No.1420 Dated 20.04.2006</p> <p>04. Certified copy of Sale Deed bearing Reg No. 4378 Dated 23.05.2006.</p> <p>05. Certified copy of Sale Deed bearing Reg No. 4377 Dated 23.05.2006.</p> <p>06. Certified copy of Sale Deed bearing Reg No. 6532 Dated 19.06.2006.</p> <p>07. Certified copy of Sale Deed bearing Reg No. 10178 Dated 10.08.2006.</p> <p>08. Certified copy of Sale Deed bearing Reg No. 10920 Dated 23.08.2006.</p> <p>09. Certified copy of Sale Deed bearing Reg No. 10917 Dated 23.08.2006.</p> <p>10. Certified copy of Sale Deed bearing Reg No. 11225 Dated 25.08.2006.</p> <p>11. Certified copy of Sale Deed bearing Reg No. 11293 Dated 28.08.2006.</p> <p>12. Certified copy of Sale Deed bearing Reg No. 11891 Dated 04.09.2006.</p> <p>13. Certified copy of Sale Deed bearing Reg No. 12928 Dated 20.09.2006.</p> <p>14. Certified copy of Sale Deed bearing Reg No. 12322 Dated 08.09.2006.</p> <p>15. Certified copy of Sale Deed bearing Reg No. 12516 Dated 13.09.2006.</p> <p>16. Certified copy of Sale Deed bearing Reg No. 20330 Dated 29.12.2006.</p> <p>17. Certified copy of Sale Deed bearing Reg No.</p> |

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|  | <p>22884 Dated 01.02.2007,</p> <p>18. Certified copy of Sale Deed bearing Reg No. 23353 Dated 07.02.2007.</p> <p>19. Certified copy of Sale Deed bearing Reg No. 23565 Dated 09.02.2007.</p> <p>20. Certified copy of Sale Deed bearing Reg No. 24014 Dated 19.02.2007.</p> <p>21. Certified copy of Sale Deed bearing Reg No. 12428 Dated 11.09.2007.</p> <p>22. Certified copy of Sale Deed bearing Reg No. 12426 Dated 11.09.2007.</p> <p>23. Certified copy of Sale Deed bearing Reg No. 14659 Dated 03.10.2007.</p> <p>24. Certified copy of Sale Deed bearing Reg No. 14639 Dated 16.10.2007.</p> <p>25. Certified copy of Sale Deed bearing Reg No. 14659 Dated 16.10.2007.</p> <p>26. Certified copy of Sale Deed bearing Reg No. 14660 Dated 16.10.2007.</p> <p>27. Certified copy of Sale Deed bearing Reg No. 14649 Dated 16.10.2007.</p> <p>28. Certified copy of Sale Deed bearing Reg No. 14752 Dated 17.10.2007</p> <p>29. Certified copy of Sale Deed bearing Reg No. 14839 Dated 18.10.2007.</p> <p>30. Copy of License Dated 14.08.2009</p> <p>31. Copy of License Dated 21.07.2011</p> <p>32. Copy of Jamabandi Record for the year 2011-2012 &amp; Mutation no. 2409, 2411, 2412 &amp; 2415.</p> <p>33. Copy of Jamabandi Record vide Jamabandi record for the year 2011-2012 &amp; Mutation no. 2413, 2861, 2862, 2863, 2864, 2866, 2867, 2888, 2868.</p> <p>34. Certified copy of SaleDeed bearing Reg No. 3971 Dated 14.05.2013</p> <p>35. Certified copy of Exchange Deed bearing Reg</p> |
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|  | <p>No. 3941 Dated 14.05.2013.</p> <p>36. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3953 Dated 14.05.2013.</p> <p>37. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3955 Dated 14.05.2013.</p> <p>38. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3965 Dated 14.05.2013.</p> <p>39. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3976 Dated 14.05.2013.</p> <p>40. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3949 dated 14.05.2013.</p> <p>41. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3952 Dated 14.05.2013.</p> <p>42. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3998 Dated 14.05.2013.</p> <p>43. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3955 Dated 14.05.2013.</p> <p>44. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3954 Dated 14.05.2013.</p> <p>45. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3956 Dated 14.05.2013.</p> <p>46. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3957 Dated 14.05.2013.</p> <p>47. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3959 Dated 14.05.2013.</p> <p>48. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3961 Dated 14.05.2013.</p> <p>49. <b>Certified copy of Exchange Deed</b> bearing Reg No. 3981 Dated 14.05.2013.</p> <p>50. <b>Certified copy of Jamabandi Record</b> for Year 2016-2017 and Mutation no 2868, 2861.</p> <p>51. <b>Certified copy of Jamabandi Record</b> for Year 2016-2017 and Hadbast no 115, Mutation no. 2866.</p> <p>52. <b>Certified copy of Jamabandi Record</b> for vide Jamabandi Year 2016-2017 and Mutation</p> |
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|  | <p>no. 2867, 2863 &amp; 2864.</p> <p>53. Certified copy of Jamabandi Record for Year 2016-2017 and Mutation no. 2863.</p> <p>54. Certified copy of Jamabandi Record for Year 2016-2017 and Mutation no. 2867.</p> <p>55. Certified copy of Jamabandi Record for Year 2016-2017 and Mutation no. 2860 &amp; 2868.</p> <p>56. Certified copy of Jamabandi Record for Year 2016-2017 &amp; Khatauni no. 241.</p> <p>57. Certified copy of Jamabandi Record for Year 2016-2017 &amp; Mutation no. 2867 &amp; 2862.</p> <p>58. Copy of Occupation Certificate (form) Dated 20.12.2017.</p> <p>59. Copy of License (renewal) Dated 09.09.2022.</p> <p>60. Copy of Approval of fire Fighting Dated 15.02.2012.</p> <p>61. Copy of No Objection Certificate for Height Clearance Dated 02.08.2012.</p> <p>62. Copy of Approval of fire Fighting Dated 13.07.2013.</p> <p>63. Copy of Pollution Certificate Dated 20.08.2014.</p> <p>64. Copy of Environmental Clearance Dated 11.07.2014.</p> <p>65. Copy of Consent Letter for Water (prevention &amp; Control of Pollution) Dated 11.03.2016.</p> <p>66. Copy of Revised building plan approval letter Dated 18.07.2017.</p> <p>67. Copy of Registration Certificate for project "Phase Shops" (Shops No 1-36) Dated 09.1.2017.</p> <p>68. Copy of Registration Certificate for project "The Grand" (Phase-V) Dated 09.10.2017.</p> <p>69. Copy of Registration Certificate for project (Tower-T1, T2, T3, T4, T5, T6, T15 and T16) Phase-IV, Dated 09.10.2017.</p> |
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|    |                                                                                                                                                                                                                                                                                                                                                                   |      |                                    |                                                           | <p>70. Copy of Registration Certificate for project "Tower no T17"(Phase-VI) Dated 21.11.2017.</p> <p>71. Copy of Renewal of License no 44 of 2009 Dated 09.09.2022.</p> <p>72. Copy of Renewal of License no 68 of 2011 Dated 09.09.2022.</p> <p>73. Copy of Assurance Letter for water supply Dated 02.01.2023</p> <p>74. Copy of Occupation Certificate Dated 28.04.2023</p> <p>75. Copy of Jamabandi Record for the year 2023-2024.</p> |
|    | Sl No.                                                                                                                                                                                                                                                                                                                                                            | Date | Name/<br>Nature of the<br>Document | Original/<br>Certified<br>extract/p<br>hotocopy<br>, etc. | In case of copies, whether the original was scrutinized by the advocate.                                                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                   |      |                                    |                                                           | ORIGINAL WITH BANK                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 7. | a) Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with TIR)                                                                                           |      |                                    |                                                           | NO                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|    | b) Whether all pages in the certified copies of title documents which are obtained directly from Sub- Registrar's office have been verified page by page with the original documents submitted?<br>(In case originals title Deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously). |      |                                    |                                                           | N.A                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8. | a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?                                                                                                                                                                               |      |                                    |                                                           | No.                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|    | b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.                                                                                                                                                                                                                   |      |                                    |                                                           | N.A.                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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|     | c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?                                                                                                                                                                                                                                                                                                                                                                                                                                                 | N.A.                                   |
|     | d) Whether proper registration of documents completed. Details thereof be provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | N.A.                                   |
| 9.  | a) Property offer as security falls within the jurisdiction of which sub-registrar office?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Sub-Registrar, Gurgaon                 |
|     | b) Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/district registrar/registrar-general. If so, please name all such offices?                                                                                                                                                                                                                                                                                                                                                                           | No.                                    |
|     | c) Whether search has been made at all the offices named at (b) above?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Yes.                                   |
|     | d) Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?                                                                                                                                                                                                                                                                                                                                                                                                                    | No.                                    |
| 10. | a) Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder. And wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.<br><b>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</b> | SEPARATE SHEET DETAILED AS ANNEXURE B1 |
|     | b) Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title.<br><b>In case of property offered as security for loans of Rs.1.00 crore and above, search of title/ encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)</b>                                                                                                                                                                                                              | No.                                    |
|     | c) Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.                                                                                                                                                                                                                                                                                                                                                                 | No.                                    |

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| 11. | Nature of Title of the intended Mortgagor over the Property (whether full ownership rights, Leasehold Rights, Occupancy/Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.) | FREEHOLD PROPERTY                                      |
|     | <b>If Ownership Rights,</b>                                                                                                                                                              | YES                                                    |
|     | a) Details of the Conveyance Documents                                                                                                                                                   | Various Sale Deeds as mentioned above in point no 6(a) |
|     | b) Whether the document is properly stamped,                                                                                                                                             | YES                                                    |
|     | c) Whether the document is properly registered,                                                                                                                                          | YES                                                    |
|     | <b>If leasehold, whether;</b>                                                                                                                                                            | NO                                                     |
|     | a) lease Deed is duly stamped and registered                                                                                                                                             | N.A.                                                   |
|     | b) lessee is permitted to mortgage the Leasehold right,                                                                                                                                  | N.A.                                                   |
|     | c) duration of the Lease/unexpired period of lease,                                                                                                                                      | N.A.                                                   |
|     | d) if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also,                                               | N.A.                                                   |
|     | e) Whether the leasehold rights permits for the creation of any superstructure (if applicable)?                                                                                          | N.A.                                                   |
|     | f) Right to get renewal of the leasehold rights and nature thereof,                                                                                                                      | N.A.                                                   |
|     | <b>If Govt. grant/ allotment/Lease-cum/Sale Agreement/Occupancy/inamholder/allottee etc., whether;</b>                                                                                   | NO                                                     |
|     | a) Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions,                                                                                      | N.A.                                                   |
|     | b) the mortgagor is competent to create charge on such property,                                                                                                                         | N.A.                                                   |
|     | c) Whether any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available.                                   | N.A.                                                   |
|     | <b>If occupancy right, whether;</b>                                                                                                                                                      |                                                        |
|     | a) Such right is heritable and transferable                                                                                                                                              | YES                                                    |
|     | b) Mortgage can be created.                                                                                                                                                              | YES                                                    |
| 12. | If the property has been transferred by way of Gift/Settlement Deed, whether:                                                                                                            | No.                                                    |
|     | a) The Gift/Settlement Deed is duly stamped and registered;                                                                                                                              | N.A.                                                   |
|     | b) The Gift/Settlement Deed has been attested by two witnesses;                                                                                                                          | N.A.                                                   |

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|     | e)The Gift/Settlement Deed transfers the property to Donee;                                                                                                                  | N.A. |
|     | d)Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separated writing or by implication or by actions;                                     | N.A. |
|     | e)Whether there is any restriction on the Donor in executing the gift/settlement deed in question;                                                                           | N.A. |
|     | f) Whether the Donee is in possession of the gifted property;                                                                                                                | N.A. |
|     | g) Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;                | N.A. |
|     | h) Any other aspect affecting the validity of the title passed through the gift/settlement deed.                                                                             | N.A. |
| 13. | Has the property been transferred by way of <b>partition / family settlement deed</b>                                                                                        | No.  |
|     | a) Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid and enforceable mortgage.                              | N.A. |
|     | b) Whether mutation has been effected.                                                                                                                                       | N.A. |
|     | c) Whether the mortgagor is in possession and enjoyment of his share.                                                                                                        | N.A. |
|     | d) Whether the partition made is valid in law and the mortgagor has acquired a mortgagable title thereon.                                                                    | N.A. |
|     | e) In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/complied with.                     | N.A. |
|     | f) Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages? | N.A. |
| 14. | Whether the title documents include any <b>testamentary documents /wills?</b>                                                                                                | NO   |
|     | (a)In case of wills, whether the will is registered will or unregistered will?                                                                                               | N.A. |
|     | (b)Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?                                                         | N.A. |
|     | (c)Whether the property is mutated on the                                                                                                                                    | N.A. |

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|     | basis of will?                                                                                                                                                                                                                                                                                        |      |
|     | (d) Whether the original will is available?                                                                                                                                                                                                                                                           | N.A. |
|     | (e) Whether the original death certificate of the testator is available?                                                                                                                                                                                                                              | N.A. |
|     | (f) What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?                                                                                                                                                                         | N.A. |
|     | (g) Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained. | N.A. |
| 15. | Whether the property is subject to any <b>wakf rights</b> , belongs to church/temple or any religious/other institutions?                                                                                                                                                                             | No   |
|     | (a) any restriction in creation of charges on such properties?                                                                                                                                                                                                                                        | N.A. |
|     | (b) Precautions/permissions, if any in respect of the above cases for creation of mortgages?                                                                                                                                                                                                          | N.A. |
| 16. | (a) Where the property is a <b>HUF/joint family property</b> ?                                                                                                                                                                                                                                        | No   |
|     | (b) Whether mortgage is created for family benefit/legal necessity<br>Whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.                                                                                                          | N.A. |
|     | (c) Please also comment on any other aspect which may adversely affect the validity of security in such cases?                                                                                                                                                                                        | N.A. |
| 17. | (a) Whether the property belongs to any <b>Trust</b> or is subject to the rights of any trust?                                                                                                                                                                                                        | No   |
|     | (b) Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?                                                                                                                                                                       | N.A. |
|     | (c) If Yes additional precautions/permissions to be obtained for creation of valid mortgage?                                                                                                                                                                                                          | N.A. |
|     | (d) Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.                                                                                                                                                                                | N.A. |
| 18. | Is the property is an <b>Agricultural land</b>                                                                                                                                                                                                                                                        | No   |
|     | (a) Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage.                                                                                                                                                          | N.A. |
|     | (b) In case of agricultural property other                                                                                                                                                                                                                                                            | N.A. |

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|     | relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?                                                                                                                           |                                                                                                                                                                               |
|     | (c) In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained.                                                                                                                       | N.A.                                                                                                                                                                          |
| 19. | a) Whether the property is <b>affected by any local laws</b> or any regulations having a bearing on the creation of security (viz. Agricultural laws, weaker Sections, minorities, Land Laws, SEZ regulations, Costal Zone Regulations, Environmental Clearances, etc.). | No.                                                                                                                                                                           |
|     | b) Additional Aspects relevant for investigation of title as per local laws.                                                                                                                                                                                             | N.A.                                                                                                                                                                          |
| 20. | (a) Whether the property is subject to any pending or proposed <b>land acquisition proceedings</b> ?                                                                                                                                                                     | No                                                                                                                                                                            |
|     | (b) Whether any search/enquiry is made with the land Acquisition Office and the outcome of such search/enquiry.                                                                                                                                                          | N.A.                                                                                                                                                                          |
| 21. | (a) Whether the property is involved in or subject matter of any <b>litigation which is pending or concluded</b> ?                                                                                                                                                       | Bank has to obtain the affidavit/undertaking separately from the borrower, owner & the guarantor with respect to any Litigation pending/concluded etc. in any court of India. |
|     | (b) If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?                                                                                                                            | N.A.                                                                                                                                                                          |
|     | (c) Whether the title documents have any court seal/marking which points out any litigation/ attachment/security to court in respect of the property in question? In such case please comment on such seal/marking.                                                      | N.A.                                                                                                                                                                          |
| 22. | (a) In case of <b>partnership firm</b> , whether the property belongs to the firm and the deed is properly registered.                                                                                                                                                   | No.                                                                                                                                                                           |
|     | (b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?                                                                                                                             | N.A.                                                                                                                                                                          |
|     | (c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?                                                                                                                                                         | N.A.                                                                                                                                                                          |
| 23. | Whether the property belongs to a <b>Limited Company</b> , check the Borrowing powers, Board resolution, authorization to create mortgage/execution of documents,                                                                                                        | Yes, Appropriate Board Resolution and AOA/MOA to be kept on bank record                                                                                                       |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|     | Registration of any prior charges with the Company Registrar(ROC), Articles of Association/provision for common seal etc.                                                                                                                                                                                                                                                                                                             |                                                                    |
|     | b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.                                                                                                                                                                                                                                                                         | No                                                                 |
|     | ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?                                                                                                                                                                                                               | Appropriate Board Resolution and AOA/MOA to be kept on bank record |
|     | iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)?                                                                                                                                                                                                                                                                   | No                                                                 |
|     | iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied?                                                                                                                                                                                                                                                                                                                              | No                                                                 |
| 24. | In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye- laws.                                                                                                                                                                                                                                                                        | No.                                                                |
| 25. | (a)Whether any POA is involved in the chain of title?                                                                                                                                                                                                                                                                                                                                                                                 | NO                                                                 |
|     | (b)Whether the POA involved in one coupled with interest i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the builder/developer and as such is irrevocable as per law.                                                                                                                                           | N.A.                                                               |
|     | (c)In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Property Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA) | N.A.                                                               |
|     | (d) In case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the                                                                                                                                                                                                                                                                                                           | N.A.                                                               |

|     |                                                                                                                                                                                                                                                                   |                             |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
|     | original POA.                                                                                                                                                                                                                                                     |                             |
|     | (e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following clauses in respect of POA.                                                                                                                                            | N.A.                        |
|     | i. Whether the original POA is verified and the title investigation is done on the basis of original POA?                                                                                                                                                         | N.A.                        |
|     | ii. Whether the POA is a registered one?                                                                                                                                                                                                                          | N.A.                        |
|     | iii. Whether the POA is a special or general one?                                                                                                                                                                                                                 | N.A.                        |
|     | iv. Whether the POA contains a specific authority for execution of title document in question?                                                                                                                                                                    | N.A.                        |
|     | f) Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar at                                             | N.A.                        |
|     | g) Please comment on the genuineness of POA?                                                                                                                                                                                                                      | N.A.                        |
|     | h) The unequivocal opinion on the enforceability and validity of the POA?                                                                                                                                                                                         | N.A.                        |
| 26. | Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the power given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed. | No.                         |
| 27. | <b>I. If the property is a flat/apartment or residential/commercial complex, check and comment on the following:</b>                                                                                                                                              | <b>RESIDENTIAL PROPERTY</b> |
|     | (a) Promoter's /Land owner's title to the land/ building;                                                                                                                                                                                                         | M/s Sare Gurugram Pvt Ltd   |
|     | (b) Development Agreement/Power of Attorney;                                                                                                                                                                                                                      | YES                         |
|     | (c) Extent of authority of the Developer/builder;                                                                                                                                                                                                                 | N.A.                        |
|     | (d) Independent title verification of the Land and /or building in question;                                                                                                                                                                                      | N.A.                        |
|     | (e) Agreement for Sale (duty registered);                                                                                                                                                                                                                         | N.A.                        |
|     | (f) Payment of proper stamp duty;                                                                                                                                                                                                                                 | Yes                         |
|     | (g) Requirement of registration of sale agreement, development agreement, POA, etc.;                                                                                                                                                                              | N.A.                        |
|     | (h) Approval of building plan, permission of                                                                                                                                                                                                                      | YES                         |

|     |                                                                                                                                                                                                                         |                            |
|-----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|
|     | appropriate/local authority, etc.;                                                                                                                                                                                      |                            |
|     | (i) Conveyance in favour of Society/ Condominium concerned;                                                                                                                                                             | N.A.                       |
|     | (j) Occupancy Certificate/allotment letter/letter of possession;                                                                                                                                                        | N.A.                       |
|     | (k) Membership details in the Society etc.;                                                                                                                                                                             | N.A.                       |
|     | (l) Share Certificate;                                                                                                                                                                                                  | N.A.                       |
|     | (m) No Objection Letter from the Society;                                                                                                                                                                               | N.A.                       |
|     | (n) All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;                            | YES                        |
|     | (o) Requirements, for noting the Bank charges on the records of the Housing Society, if any.                                                                                                                            | N.A.                       |
|     | (p) If the property is a vacant land and construction is yet to be made                                                                                                                                                 | N.A.                       |
|     | (q) Whether the numbering pattern of the units/flats tally in all documents such as approved plan                                                                                                                       | YES                        |
|     | <b>II. (a) Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.</b>                                                                                                     | Yes,                       |
|     | (b) Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.                                                                           | Yes,                       |
|     | (c) Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?                                                                                                             | N.A.                       |
|     | (d) Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority? | Yes.                       |
| 28. | Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities of Third Party claims, Liens etc. and details thereof.                                                      | PROPERTY MORTGAGE WITH SBI |
| 29. | The Period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.                                                  | 1996-2026 i.e. 31 Year.    |
| 30. | Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?                                                                                            | YES                        |

|     |                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                    |
|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 31. | (a) Urban land ceiling clearance, whether required and if so, details thereon.                                                                                                                                                                                                                                                                                         | N.A.                                                                                                                                                                                                                                               |
|     | (b) Whether No Objection Certificate under the Income Tax Act is required/obtained.                                                                                                                                                                                                                                                                                    | Bank has to obtain the affidavit/undertaking separately from the borrower, owner & the guarantor with respect to any Litigation pending/concluded regarding section 281 of income tax act. NOC required, in case, pending or concluded litigation. |
| 32. | a) Details of RTC extracts/mutation extracts/katha extracts pertaining to the property in question.                                                                                                                                                                                                                                                                    | NO                                                                                                                                                                                                                                                 |
|     | b) Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?                                                                                                                                                                                                                                                                       | YES                                                                                                                                                                                                                                                |
| 33. | (a) Whether the property offered as security is clearly demarcated?                                                                                                                                                                                                                                                                                                    | Yes                                                                                                                                                                                                                                                |
|     | (b) Whether the demarcation/partition of the property is legally valid?                                                                                                                                                                                                                                                                                                | Yes                                                                                                                                                                                                                                                |
|     | (c) Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).                                                                                                                                                                          | Yes                                                                                                                                                                                                                                                |
| 34. | Whether the property can be identified from the following documents,<br>(a) Documents in relation to electricity connection;<br>(b) Documents in relation to water connection;<br>(c) Documents in relation to Sales Tax Registration, if any applicable;<br>(d) Other utility bills, if any.                                                                          | YES<br>YES<br>YES                                                                                                                                                                                                                                  |
|     | Discrepancy/doubtful circumstances, if any revealed on such scrutiny?                                                                                                                                                                                                                                                                                                  | No.                                                                                                                                                                                                                                                |
| 35. | a) Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same). | No.                                                                                                                                                                                                                                                |
| 36. | a) Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?                                                                                                                                                                                                                                                        | Yes                                                                                                                                                                                                                                                |
|     | b) Property is SARFAESI compliant (Y/N)                                                                                                                                                                                                                                                                                                                                | Yes                                                                                                                                                                                                                                                |

|     |                                                                                                                                                                                                                                                                     |                                                                          |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| 37. | a) Whether original title deeds are available for creation of equitable mortgage                                                                                                                                                                                    | Yes                                                                      |
|     | b) In case of absence of Original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precaution to be taken by the Bank in this regard. | N.A                                                                      |
| 38. | Additional suggestions, if any to safeguard the interest of Bank ensuring the perfection of security.                                                                                                                                                               | AFFIDAVIT ON JUDICIAL STAMP PAPER OF RS. 10 OF M/S SARE GURUGRAM PVT LTD |
| 39. | The specific persons who are required to create mortgage/to deposit documents creating mortgage.                                                                                                                                                                    | M/S SARE GURUGRAM PVT LTD                                                |

**Annexure 'B1' Column No. 8 Brief History**

That Shri Devi Dayal, Shri Harish Kumar, Shri Hansraj, Smt. Laxmi Devi were the recorded owner of the said Khewat no 153/148, Khatoni no 163, Mustatil no 1, Killa No 23 (5-16), Killa No. 24 (8-9), and Mustatil No - 9, Killa No- 3 (7-0), 4(8-0), 7(8-0), 8(8-6), 12/1(0-12), 13/1(4-4), 14/1(4-4) kita 9 rakba 54, Kanai 11 Marla and they sold said property to M/s Ramprastha Infrastructure Pvt Ltd by virtue of Sale Deed duly registered as document no 25733, in Book No I, Volume no 8471/1029, on pages 161/49 to 50, Dated 28.02.2006, registered in the office of SR Gurgaon.

That Shri Narendra s/o Shri Manohar was the recorded owner of the said Khewat/Khata no 162/173, Mustatil no 2, Killa No. 14 (3-4), 17(8-0), 18(8-16), 22(4-5), 23(7-18), rakba 30 Kanai 13 Marla to the extent of 1/20 share i.e 1 Kanai 11 Marla and he sold said property to Shri B.S Yadav s/o Shri Deep Chand by virtue of Sale Deed duly registered as document no 1537, in Book No I, Volume no 8476/1100, on Pages 02/21 to 22, Dated 20.04.2006, registered in the office of SR Gurgaon.

That Shri Nehal Singh s/o Shri Maktul Singh was the recorded owner of the said Khewat/Khata no 156/217, rakba Mustatil No. 91 Killa No- 16(8-0), 17/1(3-8), Kita -2 11 Kanai 8 Marla and Khewat no 159/200, Mustatil no 91, Killa No-21/2 (1-5), 22(5-16), 23(7-17), 24(8-0), 25(7-16), Mustatil No- 92, Killa No- 3(0-18), 4(3-12), kita 7 35 Kanai 4 Marla total rakba 46 Kanai 12 and he sold said property to Shri B.S Yadav s/o Shri Deep Chand by virtue of Sale Deed duly registered as document no. 1420, in Book No I, Volume no 8476/1100, on Pages 2/19 to 20, Dated 20.04.2006, registered in the office of SR Gurgaon.

That Shri Netram s/o Shri Lekhrum was the recorded owner of the said Khewat/khata no 162/173, Mustatil no 2, Killa No. 14 (3-4), 17(8-0), 18(8-16), 22(4-5), 23(7-18), kita 5, Rakba 27 Kanai 3 Marla to

the extent of 1/5share i.e 5 Kanal 9 Marla and Khewat/Khata no 186/199, Mustatil No. 8 Killa No- 3/2 (5-12), rakba 5 Kanal 12 Marla to the extent of 6/7share i.e 4 Kanal 16 Marla total rakba 10 Kanal 5 Marla and he sold said property to **M/s Ram Prastha Buildwell Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 4378, in Book No I, Volume no 8479/1158, on Pages 103/39 to 40, Dated 23.05.2006, registered in the office of SR Gurgaon.

That **Shri Chunna s/o Shri Mavasi** was the recorded owner of the said Khewat/Khata no 34/36, Mustatil no 9, Killa No- 15/1 (3-12), 13/2 (3-16), 6/2 (4-0), 6/3 (0-8), kita 4 rakba 11 Kanal 16 Marla and he sold said property to **M/s Ram Prastha Buildwell Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 4377, in Book No I, volume no 8479/1158, on Pages 103/41 to 42, Dated 23.05.2006, registered in the office of SR Gurgaon.

That **Shri Nahar Singh s/o Shri Maktul Singh** was the recorded owner of the said Khewat/Khata no 155/216, Mustatil no 91 rakba Killa No- 15 (8-0) 8 Kanal 0 Marla and Khewat/Khata no 164/225, Mustatil no 91 Killa No- 6/2 (3-12), rakba 3 kanal 12 marla and Khewat/Khata no 379/491, Mustatil no 91, Killa No- 5/1 (2-8), 5/2 (5-12), 6/1 (4-8), Rakba 12 Kanal 8 Marla total rakba 24 Kanal 0 Marla and he sold said property to **M/s Ram Prastha Buildwell Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 6352, in Book No I, Volume no 8481/1197 on Pages 106/84 to 88, Dated 19.06.2006, registered in the office of SR Gurgaon.

That **Shri Vikrambir Singh s/o Shri Kamalbir Singh** was the recorded owner of the said Khewat/Khata no 168/229, Mustatil no 91, Killa No- 18 (8-0), Kita -1, rakba 8 Kanal 0 Marla to the extent of 2/3share i.e 5 Kanal 7 Marla vide Jamabandi record for the year 2001-2002, and he sold said property to **M/s Kamlavallabh Developers Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 10178, in Book No I, volume no 8485/1260, on pages 173/35 to 36, Dated 10.08.2006, registered in the office of SR Gurgaon.

That **Smt. Choti d/o Shri Attar Singh** was the recorded owner of the said Khewat/Khata no 139/200 Mustatil no 79, Killa no 22/1(0-5), 23/1(1-4), Mustatil no 91, Killa No -3/3 (0-12), 8/1 (0-12), 9/2 (0-9), 13(8-0), 14(8-0), 17/2 (3-19), 12/2 (8-0), 12/1 (1-8), 19(8-0), 20 (3-14), 21/1 (0-8), Kita- 13 rakba 44 Kanal 11 Marla to the extent of 49/891 share i.e 2 Kanal 9 Marla situated in village Wazirpur, tehsil and District Gurgaon, Haryana and she sold said property to **M/s Ram Parastha Infroteck Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. Reg no 10920, in Book No I, Volume no 8486/1275, on Pages 163/32 to 33, Dated 23.08.2006, registered in the office of SR Gurgaon.

That On the persual of Jamabandi record for the year regarding Khewat/Khata no 139/200, Mustatil no 79, Killa no 22/1(0-5), 23/1(1-4), Mustatil no 91, Killa no 3/3(0-12), 8/1(0-12), 9/2(0-9), 13(8-0), 14(8-0), 17/2(3-19), 12/2(8-0), 12/1(1-8), 19(8-0), 20(3-14), 21/1(0-8), 14 Kanal 19 Marla out of total rakba 44 Kanal 11 Marla situated in village Wazirpur, Tehsil and District Gurgaon, Haryana. **Shri Jai Kishan** through general attorney **Smt. Sevi, Khajan Singh, Shri Bharat Singh, Shri Dalip Singh, Shri Jaywant Singh, Shri Manoj Kumar Smt. Sushilabai, Smt. Vimlabai, Smt. Umeshbai** through their attorney **Shri Mahender Singh, Smt. Kamlesh Smt. Pooja** was the recorded owner of said property, thereafter the sold said property to **M/s Ram Parastha Infroteck Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 10917, in Book No I, Volume no 8486/1275, on Pages 163/34 to 35, Dated 23.08.2006, registered in the office of SR Gurgaon.

That **Smt. Omwati Devi w/o Shri Rajender Singh** was the recorded owner of the said Khewat/Khata no 166/227, Mustatil no 90, Killa No - 1/1/1(2-8), 1/1/2(1-12), Kita- 2 rakba 4 Kanal 0 Marla and Khewat/Khata no 161/222, Mustatil no 90, Killa No- 1/2/2 (3-8) rakba 3 kanal 8 Marla and Khewat/Khata no 154/215, Mustatil no 79, Killa No- 25/1 (6-0), 25/2 (2-0), Mustatil No- 80 Killa No. 21(8-0) kita 3 rakba 16 Kanal 0 Marla and Khewat/Khata no 161/222, Mustatil no 90, Killa no 1/2/1(0-12), rakba 0 Kanal 12 Marla total rakba 24 Kanal 0 Marla village Wazirpur, Tehsil and District Gurgaon, Haryana and she sold said property to **M/s Ram Parastha Housing Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 11225, in Book No I, Volume no 8487/1281, on Pages 36/05 to 06, Dated 25.08. 2006, registered in the office of SR Gurgaon.

That **Shri Rattipal Singh s/o Shri Attar Singh** was the recorded owner of the said Khewat/ Khata no 139/200 Mustatil no 79, Killa no 22/1(0-5), 23/1(1-4), Mustatil no 91, Killa no 3/3(0-12), 8/1(0-12), 9/2(0-9), 13(8-0), 14(8-0), 17/2(3-19), 12/2(8-0), 12/1(1-8), 19(8-0), 20(3-14), 21/1(0-8) kita 13 rakba 44 Kanal 11 Marla to the extent of 56/891 share i.e 2 Kanal 16 Marla situated in village Wazirpur, Tehsil And District Gurgaon, Haryana and he sold said property to **M/s Ram Parastha Infroteck Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 11293, in Book No I, Volume no 8487/1282, on Pages 52/35 to 36, Dated 28.08.2006, registered in the office of SR Gurgaon.

That **Shri Mahender Singh s/o Shri Jile Singh** was the recorded owner of the said Khewat/Khata no 141/202, Mustatil no 91 Killa 4 (8-0), 7(8-0) kita 2 rakba 16 kanal 0 marla, and he sold said property to **M/s Kamlavallabh Developers Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 11891, in Book No I, Volume no 8488/1293, on Pages 1/97 to 98, Dated 04.09.2006, registered in the office of SR Gurgaon.

That Shri Ram, Shri Samay Singh, Shri Ram Kumar, Shri Om Prakash, Shri Roshan Lal all sons of Shri Raghvir Singh were the recorded owner of the said Khewat/Khata no 152/213, Mustatil no 90, Killa No. 9/1(5-8), 9/2(2-12), 10(8-0), 11(8-0), 12(7-6), 20(7-2) kita 6 Rakba 38 Kanal 8 Marla and the sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of **Sale Deed** duly registered as document no. 12928, in Book No I, Volume no 8489/1312, on Pages 38/61 to 62, Dated 20.09.2006, registered in the office of SR Gurgaon.

That, **M/s. Rao Krishan Estate Ltd.** was the recorded owner of the said Khewat/ Khata no. 15/15, Mustatil no 8, Killa No. 6/1(1-10) Khewat/ Khata no. 134/143, Mustatil no. 2, Killa No. 24(8-0) Mustatil no. 8 Killa No. 4(8-0), 6/2(0-9), 7(7-11) kita 4 rakba 24, Kanal 0 Marla, Khewat/ khata no. 162/173, Mustatil no. 2, Killa No. 14(3-4), 17(8-0), 18(8-16), 22(4-5), 23(7-18) kita 5 Rakba 32 Kanal 3 Marla to the extent of 1/2 Share i.e., 16 Kanal 11 Marla Total Rakba 41 Kanal 11 and they sold said property to **M/s SA Infracon Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 12322, in Book No I, Volume no 8488/1300, on pages 87/84 to 85, Dated 08.09.2006, registered in the office of SR Gurgaon.

That Shri Raghbir Singh s/o Shri Sibha was the recorded owner of the said Khewat/Khata no 145/205, Mustatil no 90, Killa No. 8(8-0), 13(4-17) kita 2 rakba 12 Kanal 17 Marla and the sold said property to **M/s Ram Parastha Infroteck Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 12516, in Book no I, Volume no 8488/1304, on Pages 132/44 to 45, Dated 13.09.2006, registered in the office of SR Gurgaon.

That **Smt. Shakuntla Devi w/o Shri Om Prakash** was the recorded owner of the said Khewat/Khata no 236/297, Mustatil no 80, Killa no. 22/1(6-0) kita 1 rakba 6 Kanal 0 Marla and Khewat/Khata no 434/557, Mustatil no 80, Killa No. 22/2(2-0) kita 1 rakba 2 Kanal 0 Marla total rakba 8 Kanal 0 Marla situated in village wazirpur, tehsil and district Gurgaon, Haryana and she sold said property to **M/s Ram Parastha Greens Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 20330, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 29.12.2006, registered in the office of SR Gurgaon.

That **Shri Ratipal s/o Shri Attar Singh** through general attorney Smt. Saraswati was the recorded owner of the said Khewat/Khata no 139/200, Mustatil no 79, Killa no 22/1(0-5), 23/1(1-4), Mustatil no 91, Killa no 3/3(0-12), 8/1(0-12), 9/2(0-9), 13(8-0), 14(8-0), 17/2(3-19), 12/2(8-0), 12/1(1-8), 19(8-0), 20(3-14), 21/1(0-8) kita 13, rakba 44 Kanal 11 Marla to the extent of 342/891share i.e 17Kanal 2 Marla and Khewat/Khata no 172/233, Mustatil no 91, Killa No. 26(0-13) kita 1 Total Rakba 17 Kanal 4 Marla Situated in Village Wazirpur, Tehsil And District Gurgaon, Haryana and he sold said property to **M/s Ram Parastha Greens Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 22884, in Book No I, Volume no 8490/1325, on Pages 01/25 to 26, Dated 01.02.2007, registered in the office of SR

Gurgaon.

That **Shri Ajay Singhal s/o Shri Bhagwan Das** was the recorded owner of the said Khewat/Khata no. 35/37, 38, Mustatil no. 8, Mustatil no. 1, Mustatil no. 2, Mustatil no. 9, Rakba 45 Kanal 7 Marla to the extent of 1/2 share i.e 22 Kanal 13.5 Marla and situated in village Wazirpur, tehsil and district Gurgaon, Haryana and he sold said property to **M/s SA Townships Pvt Ltd** by virtue of **Sale Deed** duly registered as document no. 23353, in Book No I, Volume no 8490/1325, on Pages 01/25 to 26, Dated 07.02.2007, registered in the office of SR Gurgaon.

That **Smt. Suman W/o Shri Anil Kumar and Shri Anil Kumar S/o Shri Fateh Chand** was the recorded owner of the Khewat/ Khata no. 35/37, 38, Mustatil no. 8, Mustatil no. 2, Mustatil no. 1, Mustatil no. 2, Mustatil no. 9, Kitta 10 Rakba 45 Kanal 7 Marla to the extent of 1/3 share i.e 15 Kanal 2 Marla village Wazirpur Tehsil and District Gurgaon, Haryana and they sold said property to **M/s SA Townships Pvt Ltd** by virtue of **Sale Deed** duly registered as document no.23565, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 09.02.2007, registered in the office of SR Gurgaon.

That **Shri Om Prakash Godara S/o Shri Ram Singh Godara** was the recorded owner of the Khewat/Khata no 35/37, 38, Mustatil no. 8, Mustatil no. 1 Killa no. 25(4-18), Mustatil no. 2, Mustatil no. 9, Rakba 45 Kanal 7 Marla to the extent of 1/6 share i.e 7 Kanal 11 Marla, village Mevka, Tehsil and District Gurgaon, Haryana and he sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of **Sale Deed** duly registered as document no. 24014, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 19.02.2007, registered in the office of SR Gurgaon, registered in the office of SR Gurgaon.

That **Shri Narender Singh s/o Shri Karan Singh, Shri Anand Prakash, Shri Jaiprakash** both sons of **Shri Hukam Singh** was the recorded owner of the said Khewat/Khata no 139/200, Mustatil no 79, Mustatil no 91, Mustatil no 79, Mustatil no 91, rakba 44 Kanal 11 Marla to the extent of 58/891 share i.e 2 Kanal 18 Marla and Khewat/Khata no 140/201, Mustatil no 91, rakba 22 Kanal 4 Marla to the extent of 142/444 share i.e 7 Kanal 2 Marla total rakba 10 Kanal 0 Marla village Wazirpur Tehsil and District Gurgaon, Haryana and they sold said property to **M/s Ram Parastha Greens Pvt Ltd** by virtue of **Sale Deed** duly registered as document no.12428, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 11.09.2007, registered in the office of SR Gurgaon.

That **Shri Narender Singh s/o Shri Karan Singh, Shri Anand Prakash, Shri Jaiprakash** both sons of **Shri Hukam Singh** was the recorded owner of the said Khewat/Khata no 139/200, Mustatil no 79, Killa

no 22/1/1(0-5), Mustatil no 91, Mustatil no 79, Mustatil no 91, rakba 44 Kanal 11 Marla to the extent of 58/891 share i.e 2 Kanal 18 Marla and Khewat/Khata no 140/201, Mustatil no 91, rakba 22 Kanal 4 Marla to the extent of 62/444 share i.e 3 Kanal 2 Marla total rakba 6 Kanal 0 Marla village Wazirpur Tehsil and District Gurgaon, Haryana and they sold said property to **Shri Arun Walia** by virtue of Sale Deed duly registered as document no.12426, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 11.09.2007, registered in the office of SR Gurgaon.

That **Shri Vikrambeer Singh S/o Shri Kamalbeer Singh** was the recorded owner of the said Khewat/Khata no 168/229, Mustatil no 91, Rakba 8 Kanal 0 Marla to the extent of 1/3 share i.e., 2 Kanal 13 Marla, village Wazirpur, Tehsil and District Gurgaon, Haryana and he sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of Sale Deed duly registered as document no. 14659, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 03.10.2007, registered in the office of SR Gurgaon.

That **Shri Net Ram S/o Shri Lekhran** was the recorded owner of the said Khewat/Khata no 162/173, Mustatil no 2, Rakba 27 Kanal 3 Marla to the extent of 1/40 share i.e 0 Kanal 14 Marla, village Mevka, Tehsil and District Gurgaon, Haryana and he sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of Sale Deed duly registered as document no.14639, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007, registered in the office of SR Gurgaon.

That **Shri Ved Prakash, Shri Laxman both S/o Shri Sisram, Shri Krishan S/o Shri Gordhan, Shri Ram Narayan & Shri Bhagatram both S/o Shri Bhagmal** was the recorded owner of the said Khewat/Khata no 162/173, Mustatil no 2, Rakba 27 Kanal 3 Marla to the extent of 21/80 share i.e., 7 Kanal 2.5 Marla, village Mevka, Tehsil and District Gurgaon, Haryana and the sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of Sale Deed duly registered as document no.14659, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007, registered in the office of SR Gurgaon.

That **Shri Satpal S/o Shri Gordhan** was the recorded owner of the said Khewat/Khata no 186/199, Mustatil no 8, Rakba 5 Kanal 12 Marla to the extent of 1/14 Share i.e., 0 Kanal 8 Marla, Khewat/ Khata no. 162/173, Mustatil no. 2, Rakba 27 Kanal 3 marla to the extent of 1/16 Share i.e., 1 Kanal 14 Marla Total Rakba 2 Kanal 2 Marla, village Mevka, Tehsil and District Gurgaon, Haryana and he sold said property to **M/s. SA Infracon Pvt Ltd.**, by virtue of Sale Deed duly registered as document no. 14660, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007, registered in the office of SR Gurgaon.

That, **Shri Mahendra Singh S/o Shri Attar Singh** was the recorded owner of the said Khewat/Khata no

139/200, Mustatil no 79, Mustatil no. 91, Rakba 44 Kanal 11 Marla to the extent of 23/891 Share i.e., 1 Kanal 3 Marla & Khewat/khata no. 172/233, Mustatil no. 91, Killa no. 26 (0-13), Kitta 1 Rakba 0 Kanal 13 Marla to the extent of 123/1782 0 Kanal 1 Marla Total Rakba 1 Kanal 4 Marla, village Wazirpur, Tehsil and District Gurgaon, Haryana and he sold said property to M/s. SA Infracon Pvt Ltd., by virtue of Sale Deed duly registered as document no.14649, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007, registered in the office of SR Gurgaon.

That Smt. Choti through Kamlesh Devi (Court Guardian), Shri Jai Kishan, Cahama through (Court Guardian), Pooja through (Court Guardian), Pawan through (Court Guardian), Aman through (Court Guardian) was the recorded owner of the said Khewat/Khata no 139/200, Mustatil no 79, Mustatil no 91, Mustatil 79, Mustatil no 91, rakba 44 Kanal 11 Marla and 16/891 share i.e 0 Kanal 16 Marla and Khewat/Khata no 172/233, Mustatil no 91, Killa no 26(0-13), rakba 0 Kanal 13 Marla 27/128 share 0 kanal 3 marla total 0 kanal 19 marla situated at village wazirpur Tehsil and District Gurgaon, Haryana, and the sold said property to M/s Ram Parastha Greens Pvt Ltd by virtue of Sale Deed duly registered as document no. 14752, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 17.10.2007, registered in the office of SR Gurgaon.

That Shri Dharmendra S/o Shri Randhir was the recorded owner of the said Khewat/Khata no 186/199, Mustatil no 8, Killa no. 3/2 (5-12), Kitta 1 Rakba 5 Kanal 12 Marla to the extent of 1/14 Share i.e., 0 Kanal 8 Marla, village Mevka, Tehsil and District Gurgaon, Haryana and he sold said property to M/s. SA Infracon Pvt Ltd., by virtue of Sale Deed duly registered as doc. No. 14839, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 18.10.2007, registered in the office of SR Gurgaon.

That M/s. Kamlavallabh Developers Pvt Ltd was sole and absolute owner of Admeasuring 2.67 acres (21 Kanal 7 Marla), situated in Wazirpur, Tehsil & District Gurgaon Haryana., and they sold said property to M/s Ram Parastha Sare Realty Pvt Ltd. By virtue of registered Sale Deed duly registered as vide Reg no. 3971, in Book No I, Volume no 13039/2905, on Pages 3/1 to 2, Dated 14.05.2013.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracon Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd. vide Reg no 3941, in Book No I, Volume no 13038/2904, on Pages 197/53 to 54, Dated 14.05.2013 in respect of Admeasuring 8.031 acres (64 Kanal 5 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 38 kanal 8 marla situated in village Wazirpur, Gurgaon and land admeasuring 25 kanal 10 marla situated in village Mevka, Gurgaon.

That, **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Buildwell Pvt Ltd& M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3953, in Book No I, Volume no 13039/2905, on Pages 4/5 to 6, Dated 14.05.2013 in respect of admeasuring 3.96 acres (31 Kanal 14 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 12 kanal 8 marla situated in village Wazirpur, Gurugaon and land admeasuring 11 kanal 16 marla situated in village Mevka, Gurgaon.

That, **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Housing Pvt Ltd& M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3965, in Book No I, Volume no 13039/2905, on Pages 5/15 to 16, Dated 14.05.2013 in respect of Admeasuring 3 acres (24 Kanal 0 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 24 kanal 0 marla situated in village Wazirpur, Gurugaon.

That, **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracore Pvt Ltd& M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3976, in Book No I, Volume no 13039/2905, on Pages 4/9 to 10, Dated 14.05.2013 in respect of Admeasuring 0.156 acres (1 Kanal 5 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 1 kanal 1 marla situated in village Wazirpur, Gurugaon and land admeasuring 0 kanal 16 marla situated in village Mevka, Gurgaon.

That, **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s SA Townships Pvt Ltd& M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3949, in Book No I, Volume no 13038/2904, on Pages 197/51 to 52, Dated 14.05.2013 in respect of Admeasuring 0.231 acres (1 Kanal 17 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 2 kanal 13 marla situated in village Wazirpur, Gurugaon.

That, **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Infratech Pvt Ltd& M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3952, in Book No I, Volume no 13039/2905, on Pages 3/3 to 4, Dated 14.05.2013 in respect of Admeasuring 2.35 acres (18 Kanal 16 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 18 kanal 19 marla situated in village Wazirpur, Gurugaon.

That **Exchange Deed** executed between **M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, Shri Arun Walla & M/s Ram Parastha Sare Realty Pvt Ltd.** vide Reg no 3995, in Book No I, Volume no 13038/2904, on Pages 193/19 to 20, Dated 14.05.2013 in respect of Admeasuring 0.353 acres (2 Kanal

16.5 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 2 kanal 16 marla situated in village Wazirpur, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Landholding Company Five Pvt Ltd., M/s. Ram Parastha Infratech Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3954, in Book No I, Volume no 13039/2905, on Pages 7/34 to 35, Dated 14.05.2013 in respect of Admeasuring 1.612 acres (12 Kanal 18 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 12 kanal 17 marla situated in village Wazirpur, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Greens Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3956, in Book No I, Volume no 13038/2904, on Pages 197/55 to 56, Dated 14.05.2013 in respect of Admeasuring 1.00 acres (8 Kanal 0 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 8 kanal 0 marla situated in village Wazirpur, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Infrastructure Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3957, in Book No I, Volume no 13038/2904, on Pages 198/59 to 60, Dated 14.05.2013 in respect of Admeasuring 5.859 acres (46 Kanal 17.5 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 54 kanal 11 marla situated in village Mevka, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s SA Townships Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3959, in Book No I, Volume no 13038/2904, on Pages 197/49 to 50, Dated 14.05.2013 in respect of Admeasuring 6.481 acres (51 Kanal 17 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 52 kanal 10 marla situated in village Mevka, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Buildwell Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3961, in Book No I, Volume no 13039/2905, on Pages 4/7 to 8, Dated 14.05.2013 in respect of Admeasuring 0.800 acres (6 Kanal 8 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 7 kanal 10 marla situated in village Mevka, Gurugaoon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, Ch. B.S. Yadav S/o Shri Deep Chand & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3981, in Book No 1, Volume no 13038/2904, on Pages 193/21 to 22, Dated 14.05.2013 in respect of Admeasuring 5.866 acres (46 Kanal 18.5 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 46 kanal 12 marla situated in village Wazirpur, Gurugaon and land admeasuring 1 kanal 7 marla situated in village Mevka, Gurgaon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracon Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3998, in Book No 1, Volume no 13039/2905, on Pages 4/11 to 12, Dated 14.05.2013 in respect of Admeasuring 2.013 acres (16 Kanal 2 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 15 kanal 19 marla situated in village Mevka, Gurgaon.

That, Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Greens Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3955, in Book No 1, Volume no 13039/2905, on Pages 7/30 to 31, Dated 14.05.2013 in respect of Admeasuring 2.475 acres (19 Kanal 16 Marla) situated in Hayatpur, Gurgaon Haryana exchanged with land admeasuring 19 kanal 19 marla situated in village Wazirpur, Gurgaon.

That, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Housing Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, M/S Ramprastha Infrastructure Private Limited, Shri Bs Yadav S/O Sh Deep Chand, M/S. Ramprastha Greens Pvt Ltd, M/S. S A Township Pvt Ltd, obtained the License in respect of land area measuring 41.775 ACRES comprising of Rect no 91, Khasra no 4(8-0), 7(8-0), Rect no 90 Khasra no 8(8-0), 13(4-17), 9/1(5-8), 9/2(2-12), 10(8-0), 11(8-0), 12(7-6), 20(7-2) Rect no 79, Khasra no 25/1(6-0), 25/2(2-0), Rect no 80, Khasra no 21(8-0), Rect no 90, Khasra no 1/2/2(3-8), 1/2/1(0-12), 1/1/1(2-8), 1/1/2(-12) , Rect no 91, Khasra no 15(8-0), 6/2(3-12), 5/1(2-8), 5/2(5-12), 6/1(4-8), Rect no 91, Killa no 16(8-0), 17/1(3-8), 21/2(1-5), 22(5-16), 23(7-17), 24(8-0), 25(7-16), Rect no 92, Khasra no 3(0-18), 4(3-12) , Rect no 80, Khasra no 22/1(6-0), 22/2(2-0), in village Wazirpur and Rect no 8, Khasra no 6/1(-10), Rect no 2, Khasra no 24(8-0), Rect no 8, Khasra no 4(8-0), 6/2(0-9), 7(7-11) , Rect no 9, Khasra no 15/1(3-12), 15/2(3-16), 6/2(4-0), 6/3(0-8), Rect no 8, Khasra no 1 (8-0), 2(8-0), 3/1(2-0), 8/2(1-0), 9/1(1-16), 10/1(6-4), Rect no 1, Khasra no 25(4-18), 21(1-18), 5(8-0), 6/1(3-11) , Rect no 1, Khasra no 23(5-16), 24(8-9), Rect no 9, Khasra no 3(7-0), 4(8-0), 7(8-0), 8(8-6), 12/1(0-12), 13/1(4-4), 14/1(4-4) Rect no 2, Khasra no 14(3-4), 17(8-0), 18(3-16), 22(4-5), 23(7-18) in village Mewka for the development of the group housing

project from Directorate of Town & Country Planning, Haryana in the name of vide License bearing no. 44 OF 2009 (LC-1635-Vol-II-JD(BS)-2009/8464), Dated 14.08.2009 valid till 13.08.2013.

That License No. 44 of 2009 has been renewed vide Memo No. LC-1635-II/2013/55616 till 13.08.2015, Memo No. LC-1635B-PA(SN)-2017/22572 till 13.08.2019, Memo No. LC-1635 - III-JE(DS)/2022/27534 till 13.08.2024, and vide Memo No. LC-1635 VOL.-IV/JE(AK)/2024/28079 till 13.08.2029.

That, M/s. Ram Prastha Infratech Pvt Ltd, M/s Ramprastha Greens Private Limited, M/s. Kamla Vallabh Developers Pvt Ltd, M/s S.A. Infracon Private Limited, M/s S.A Township Private Limited, M/S. Ramprastha Buildwell Pvt Ltd, and Mr. Arun Walia obtained the License in respect of land area measuring 7.043 ACRES comprising of Rect no 91, Khasra no 3/3min(0-5), 8/1(0-12), 9/2(0-9), 13(8-0), 14(8-0), 17/2(3-19), 12/2(8-0), 12/1(1-8), 19(8-0), 20(3-14), 21/1(0-8) , Rect no 91, Khasra no 18(8-0), in village Wazirpur and Rect no 8, Khasra no 3/2(5-12) in village Mewka for the development of the group housing project from Directorate of Town & Country Planning, Haryanavide License bearing no. 68 OF 2011, Dated 21.07.2011.

That License No. 63 of 2011 has been renewed vide Memo No. LC-1635B-PA(SN)-2017/23635 till 20.07.2019, Memo No. LC-1635B - III-JE(DS)/2022/27543 till 13.08.2024, and Memo No. LC-1635-B/JE(AK)/2024/28070 till 20.07.2029.

That Jamabandi Record Issued by Tehsildaar in the name of M/s. Ram Parastha Infratech Pvt Ltd, M/s. SA Infracon Pvt Ltd, Shri Mahendra Singh, Shri Jai Kishan, Shri Ratipal, Smt. Shanti Devi, Smt. Choti, Smt. Sewati, Smt. Saraswati, Smt. Ramkali, M/s. Ram Parastha Housing Pvt Ltd, Shri Wazir Singh, M/s Ram Parastha Buildwell Pvt Ltd, Shri B.S. Yadav, Shri Nehal Singh, Shri Nahar Singh, Shri Jagdish, M/s. Kamlavallabh Developers Pvt Ltd, & M/s Ram Parastha Greens Pvt Ltd vide Jamabandi record for the year 2006-2007 & Mutation no. 2299, 2302, 2346, 2367, 2295, 2294, 2293, 2301, 2288, 2248, 2301, 2275, & 2340.

That Jamabandi Record Issued by Tehsildaar in the name of M/s.Ram Parastha Pvt Ltd, M/s SA Infracon Pvt Ltd, Shri Arun Walia, M/s Ram Parastha Greens Pvt Ltd, S.A. Township Private Limited, &M/s. Kamlavallabh Developers Pvt Ltd, vide Jamabandi record for the year 2011-2012 & Mutation no. 2409, 2411, 2412, 2413 & 2415.

That Jamabandi Record Issued by Tehsildaar in the name of Ramprastha SARE Landholding Company Five Pvt. Ltd., Ramprastha SARE Landholding Company Two Pvt. Ltd., and SARE

Gurugram Private Limited vide Jamabandi record for the year 2016-2017 & Mutation no. 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869

That, Certificate of Incorporation pursuant to change of name Issued by Government of India in the name of M/s Ram Parastha Sare Realty Pvt Ltd to M/s Sare Gurugram Pvt Ltd, vide CIN no. U70109DL2006PTC152635, Dated 24.10.2017.

That, various approvals and noc has been obtained for the development of Group Housing project over the captioned property as mentioned below:-

Revised building plan approval letter issued by Directorate of Town and Country Planning, Haryana in the name of M/s S.A Infracon and Others Dated 18.07.2017.

That, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Housing Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, M/S Ramprastha Infrastructure Private Limited, Shri Bs Yadav S/O Sh Deep Chand, Shri Arun Walia, M/S.RamprasthaGreens Pvt Ltd, M/S. SA Township Pvt Ltd, obtained the Occupation Certificate (form) from Director Town & Country Planning Department, Haryana, vide Memo no. ZP-562/SD(BS)/2017/32981, Dated 20.12.2017.

That, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Housing Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, M/S Ramprastha Infrastructure Private Limited, Shri Bs Yadav S/O Sh Deep Chand, Shri Arun Walia M/S.Ramprastha Greens Pvt Ltd, M/S. SA Township Pvt Ltd, obtained the Renewal of License (License no 68 of 2011, License no 44 of 2009) in respect of land area measuring 41.775 ACRES and 7.043 acres for the development of the group housing project from Directorate of Town & Country Planning, Haryana, vide letter Dated 09.09.2022.

That, M/s Ramprastha Sare Realty Pvt Ltd has registered project "Phase Shops" (Shops No I-36) with Haryana Real Estate Regulatory Authority vide Letter Dated 09.10.2017.

That, M/s Ramprastha Sare Realty Pvt Ltd has registered project "The Grand" (Phase-V) with Haryana Real Estate Regulatory Authority vide Letter Dated 09.10.2017.

That, M/s Ramprastha Sare Realty Pvt Ltd has registered project (Tower-P1, P2, P3, P4, P5, P6, T15

and T16) Phase-IV. With Haryana Real Estate Regulatory Authority Dated 09.10.2017.

That, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Housing Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, M/S. Ramprastha Infrastructure Private Limited, Shri BS Yadav S/O Sh Deep Chand, Shri Arun Walia, M/S. Ramprastha Greens Pvt Ltd, M/S. SA Township Pvt Ltd, obtained the Occupation Certificate (form) from Director Town & Country Planning Department, Haryana, vide Memo no. ZP-562-11/PA(DK)/2023/12361, Dated 28.04.2023 in respect of Tower-T6, T7, T8, T9, T10, T11, T12, & T14) Phase-III.

That, M/s Ramprastha Sare Realty Pvt Ltd has registered project PHASE-III PART - 2 - (BLOCK T5 - TOWER T6, T7, T8, T9, T10, T11, T12) & (BLOCK T4 -TOWER T14) with Haryana Real Estate Regulatory Authority vide RERA Registration No. RC/REP/HARERA/GGM/766/498/2023/110 dated 04.12.2023 valid till 31.12.2030.

That, M/s SARE Gurugram Pvt Ltd obtained extension of RERA registered project (Tower-P1, P2, P3, P4, P5, P6, T15 and T16) Phase-IV. With Haryana Real Estate Regulatory Authority Dated 04.12.2023 valid till 31.12.2030.

That, M/s SARE Gurugram Pvt Ltd obtained extension of RERA registered project "The Grand" (Phase-V) (G1, G2, & G3) with Haryana Real Estate Regulatory Authority vide Letter Dated 04.12.2023 valid till 31.12.2030.

That, change in developer approvals were obtained from the Directorate of Town & Country Planning, Haryana, vide Memo No. LC-1635/JE(AK)2024/29005-22 dated 13.09.2024 for transfer of License no 44 of 2009 from M/S. SA Infracon Pvt Ltd, /S. Ram Prastha Infratech Pvt Ltd, M/S. Ramprastha Greens Pvt Ltd, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ramprastha Housing Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, Shri Bs Yadav S/O Sh Deep Chand, M/S. SA Township Pvt Ltd, M/S Ramprastha Infrastructure Private Limited, to Ramprastha SARE Landholding Company Five Pvt. Ltd., Ramprastha SARE Landholding Company Two Pvt. Ltd., and SARE Gurugram Private Limited in respect of land area measuring 41.775 ACRES comprising of Rect no 91, Khasra no 4(8-0), 7(8-0), Rect no 90 Khasra no 8(8-0), 13(4-17), 9/1(5-8), 9/2(2-12), 10(8-0), 11(8-0), 12(7-6), 20(7-2) Rect no 79, Khasra no 25/1(6-0), 25/2(2-0), Rect no 80, Khasra no 21(8-0), Rect no 90, Khasra no 1/2/2(3-8), 1/2/1(0-12), 1/1/1(2-8), 1/1/2(-12), Rect no 91, Khasra no 15(8-0), 6/2(3-12), 5/1(2-8), 5/2(5-12), 6/1(4-8), Rect no 91, Killa no 16(8-0), 17/1(3-8), 21/2(1-5), 22(5-16), 23(7-17), 24(8-0), 25(7-16), Rect no 92, Khasra no 3(0-18), 4(3-12), Rect no 80, Khasra no 22/1(6-0), 22/2(2-0), in village Wazirpur and Rect no 8, Khasra no 6/1(-10), Rect no 2, Khasra no 24(8-0), Rect no 8, Khasra no 4(8-0), 6/2(0-9), 7(7-11), Rect no 9, Khasra no 15/1(3-12), 15/2(3-16), 6/2(4-0), 6/3(0-8), Rect no 8, Khasra no 1 (8-0),

2(8-0), 3/1(2-0), 8/2(1-0), 9/1(1-16), 10/1(6-4), Rect no 1, Khasra no 25(4-18), 21(1-18), 5(8-0), 6/1(3-11), Rect no 1, Khasra no 23(5-16), 24(8-9), Rect no 9, Khasra no 3(7-0), 4(8-0), 7(8-0), 8(8-6), 12/1(0-12), 13/1(4-4), 14/1(4-4) Rect no 2, Khasra no 14(3-4), 17(8-0), 18(3-16), 22(4-5), 23(7-18) in village Mewka.

That, change in developer approvals were obtained from the Directorate of Town & Country Planning, Haryana, vide Memo No. LC-1635/JE(AK)2024/28967-984 dated 13.09.2024 for transfer of License no 68 of 2011 from M/S. Ram Prastha Infratech Pvt Ltd, M/S. Ramprastha Greens Pvt Ltd, M/S. SA Infracon Pvt Ltd, Shri Arun Walla, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, and M/S. SA Township Pvt Ltd to Ramprastha SARE Landholding Company Five Pvt. Ltd., Ramprastha SARE Landholding Company Two Pvt. Ltd., and SARE Gurugram Private Limited in respect of land area measuring 7.043 ACRES comprising of Rect no 91, Khasra no 3/3min(0-5), 8/1(0-12), 9/2(0-9), 13(8-0), 14(8-0), 17/2(3-19), 12/2(8-0), 12/1(1-8), 19(8-0), 20(3-14), 21/1(0-8), Rect no 91, Khasra no 18(8-0), in village Wazirpur and Rect no 8, Khasra no 3/2(5-12) in village Mewka,

That corrigendums for name change approval were granted by Haryana RERA, Gurugram dated 09.12.2024 for Phase III Part 2 (now known as Aspire), Phase IV (now known as Asrise), and Phase V (now known as Altura) of the group housing project.

That, Ramprastha SARE Landholding Company Five Pvt. Ltd., Ramprastha SARE Landholding Company Two Pvt. Ltd., and SARE Gurugram Private Limited obtained the Occupation Certificate (form) from Director Town & Country Planning Department, Haryana, vide Memo no. ZP-562-Vol-V/JD(RA)/2025/7168, Dated 27.02.2025 in respect of Phase-IV.

#### **ANNEXURE-C CERTIFICATE OF TITLE**

I have examined the original Title Deeds schedule property of M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd) and offered as security by way of **\*Equitable Mortgage** (\*please specify the kind of 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 **Equitable Mortgage** is created, it will satisfy the requirements of creation of **Equitable Mortgage** and I further certify that:

1. I have examined the Documents in detail, taking into account all the Guidelines in check list vide Annexure 'B' and the other relevant factors.
2. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s), Revenue Records, Municipal/Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). 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.

3. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance Certificate (EC) I hereby certify the genuineness of the Title Deeds. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
4. There are no prior Mortgage/Charges/encumbrances as could be seen from the Encumbrance Certificate for the period from 1996 to 2026 pertaining to the Immovable Property/ (is) covered by above said Title Deeds.
5. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
6. There is no Minor(s) interest.
7. The Mortgage if created will be available to the Bank for the liability of the intending borrower of Bank.
8. I certify that M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd) will have absolute, clear and marketable title over the Schedule property(ies) I Further certify that the above title deeds are genuine and a valid mortgage can be created and the said Mortgage would be enforceable.
9. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of following title deeds/documents would create a valid and enforceable mortgage by deposit of:-

**DOCUMENTS OBTAINED BY THE BANK AUTHORITY FROM BORROWER.**

1. Certified copy of Deed executed by Shri Devi Dayal, Shri Harish Kumar, Shri Hansraj, Smt. Laxmi Devi in favour of M/s Ramprastha Infrastructure Pvt Ltd vide Reg no 25733, in Book No I, Volume no 8471/1029, on pages 161/49 to 50, Dated 28.02.2006.
2. Certified copy of Sale Deed executed by Shri Narender s/o Shri Manohar in favour of Shri B.S Yadav s/o Shri Deep Chand vide Reg no 1537, in Book No I, Volume no 8476/1100, on Pages 02/21 to 22, Dated 20.04.2006.
3. Certified copy of Sale Deed executed by Shri Nehal Singh s/o Shri Maktul Singh in favour of Shri B.S Yadav s/o Shri Deep Chand vide Reg no 1420, in Book No I, Volume no 8476/1100, on Pages 2/19 to 20, Dated 20.04.2006.
4. Certified copy of Sale Deed executed by Shri Netram s/o Shri Lekhram in favour of M/s Ram Prastha Buildwell Pvt Ltd vide Reg no 4378, in Book No I, Volume no 8479/1158, on Pages 103/39 to 40, Dated 23.05.2006.
5. Certified copy of Sale Deed executed by Shri Chunna s/o Shri Mavasi in favour of M/s Ram Prastha Buildwell Pvt Ltd vide Reg no 4377, in Book No I, volume no 8479/1158, on Pages 103/41 to 42, Dated 23.05.2006.

6. **Certified copy of Sale Deed** executed by **Shri Nahar Singh s/o Shri Maktul Singh** in favour of **M/s Ram Prastha Buildwell Pvt Ltd** vide Reg no 6352, in Book No I, Volume no 8481/1197, on Pages 195/1107, on Pages 106/84 to 88, Dated 19.06.2006.
7. **Certified copy of Sale Deed** executed by **Shri Vikrambir Singh s/o Shri Kamalbir Singh** in favour of **M/s Kamlavallabh Developers Pvt Ltd** vide Reg no 10178, in Book No I, volume no 8485/1260, on pages 173/35 to 36, Dated 10.08.2006.
8. **Certified copy of Sale Deed** executed by **Smt. Choti d/o Shri Attar Singh** in favour of **M/s Ram Parastha Infroteck Pvt Ltd** vide Reg no 10920, in Book No I, Volume no 8486/1275, on Pages 163/32 to 33, Dated 23.08.2006.
9. **Certified copy of Sale Deed** executed by **Shri Jai Kishan** through general attorney **Smt. Sevni, Khajan Singh, Shri Bharat Singh, Shri Dalip Singh, Shri Jaywant Singh, Shri Manoj Kumar Smt. Sushilabai, Smt. Vimlabai, Smt. Umeshbai** through their attorney **Shri Mahender Singh, Smt. Kamlesh Smt. Pooja** in favour of **M/s Ram Parastha Infroteck Pvt Ltd** vide Reg no 10917, in Book No I, Volume no 8486/1275, on Pages 163/34 to 35, Dated 23.08.2006.
10. **Certified copy of Sale Deed** executed by **Smt. Omwati Devi w/o Shri Rajender Singh** in favour of **M/s Ram Parastha Housing Pvt Ltd** vide Reg no 11225, in Book No I, Volume no 8487/1281, on Pages 36/05 to 06, Dated 25.08.2006.
11. **Certified copy of Sale Deed** executed by **Shri Rattipal Singh s/o Shri Attar Singh** in favour of **M/s Ram Parastha Infroteck Pvt Ltd** vide Reg no 11293, in Book No I, Volume no 8487/1282, on Pages 52/35 to 36, Dated 28.08.2006.
12. **Certified copy of Sale Deed** executed by **Shri Mahender Singh s/o Shri Jile Singh** in favour of **M/s Kamlavallabh Developers Pvt Ltd** vide Reg no 11891, in Book No I, Volume no 8488/1293, on Pages 1/97 to 98, Dated 04.09.2006.
13. **Certified copy of Sale Deed** executed by **Shri Ram, Shri Samay Singh, Shri Ram Kumar, Shri Om Prakash, Shri Roshan Lal** all sons of **Shri Raghvir Singh** in favour of **M/s. SA Infracon Pvt Ltd.**, vide Reg no 12928, in Book No I, Volume no 8489/1312, on Pages 38/61 to 62, Dated 20.09.2006.

14. **Certified copy of Sale Deed** executed by **M/s. Rao Krishan Estate Ltd.** in favour of **M/s SA Infracon Pvt Ltd** vide Reg no 12322, in Book No I, Volume no 8488/1300, on pages 87/84 to 85, Dated 08.09.2006.
15. **Certified copy of Sale Deed** executed by **Shri Raghbir Singh s/o Shri Sibba** in favour of **M/s Ram Parastha Infroteck Pvt Ltd** vide Reg no 12516, in Book no I, Volume no 8488/1304, on Pages 132/44 to 45, Dated 13.09.2006.
16. **Certified copy of Sale Deed** executed by **Smt. Shakuntla Devi w/o Shri Om Prakash** in favour of **M/s Ram Parastha Greens Pvt Ltd** vide Reg no 20330, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 29.12.2006.
17. **Certified copy of Sale Deed** executed by **Shri Ratipal s/o Shri Attar Singh** through general attorney **Smt. Saraswati** in favour of **M/s Ram Parastha Greens Pvt Ltd** vide Reg no 22834, in Book No I, Volume no 8490/1325, on Pages 01/25 to 26, Dated 01.02.2007.
18. **Certified copy of Sale Deed** executed by **Shri Ajay Singhal s/o Shri Bhagwan Das** in favour of **M/s SA Townships Pvt Ltd** vide Reg no 23353, in Book No I, Volume no 8490/1325, on Pages 01/25 to 26, Dated 07.02.2007.
19. **Certified copy of Sale Deed** executed by **Smt. Suman W/o Shri Anil Kumar and Shri Anil Kumar S/o Shri Fateh Chand** in favour of **M/s SA Townships Pvt Ltd** vide Reg no 23565, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 09.02.2007.
20. **Certified copy of Sale Deed** executed by **Shri Om Prakash Godara S/o Shri Ram Singh Godara** in favour of **M/s. SA Infracon Pvt Ltd.**, vide Reg no 24014, in Book No I, Volume no 8490/1325, on Pages 1/25 to 26, Dated 19.02.2007.
21. **Certified copy of Sale Deed** executed by **Shri Narender Singh s/o Shri Karan Singh, Shri Anand Prakash, Shri Jaiprakash** both sons of **Shri Hukam Singh** in favour of **M/s Ram Parastha Greens Pvt Ltd** vide Reg no 12428, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 11.09.2007.

22. Certified copy of Sale Deed executed by Shri Narender Singh s/o Shri Karan Singh, Shri Anand Prakash, Shri Jaiprakash both sons of Shri Hukam Singh in favour of Shri Arun Walla vide Reg no 12426, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 11.09.2007.
23. Certified copy of Sale Deed executed by Shri Vikrambeer Singh S/o Shri Kamalbeer Singh in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14659, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 03.10.2007.
24. Certified copy of Sale Deed executed by Shri Net Ram S/o Shri Lekhram in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14639, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007.
25. Certified copy of Sale Deed executed by Shri Ved Prakash, Shri Laxman both S/o Shri Sisram, Shri Krishan S/o Shri Gordhan, Shri Ram Narayan & Shri Bhagatram both S/o Shri Bhagmal in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14659, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007.
26. Certified copy of Sale Deed executed by Shri Satpal S/o Shri Gordhan in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14660, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007.
27. Certified copy of Sale Deed executed by Shri Mahendra Singh S/o Shri Attar Singh in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14649, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 16.10.2007.
28. Certified copy of Sale Deed executed by Chhoti through Kamlesh Devi (Court Guardian), Shri Jai Kishan, Cahama through (Court Guardian), Pooja through (Court Guardian), Pawan through (Court Guardian), Aman through (Court Guardian) in favour of M/s Ram Parastha Greens Pvt Ltd vide Reg no 14752, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 17.10.2007
29. Certified copy of Sale Deed executed by Shri Dharmendra S/o Shri Randhir in favour of M/s. SA Infracon Pvt Ltd., vide Reg no 14839, in Book No I, Volume no 9753/832, on Pages 141/54 to 55, Dated 18.10.2007.

30. Copy of License Issued by Directorate of Town & Country Planning, Haryana in the name of M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Infratech Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, Shri Bs Yadav S/O Sh Deep Chand, M/S. Ramprastha Greens Pvt Ltd, M/S. Sa Township Pvt Ltd, vide Licensebearing no. 44 OF 2009 (LC1635), Dated 14.08.2009.
31. Copy of License Issued by Directorate of Town & Country Planning, Haryana in the name of M/S. Ram Prastha Infratech Pvt Ltd, M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, vide Licensebearing no. 68 OF 2011, Dated 21.07.2011.
32. Certified copy of Jamabandi Record Issued by Tehsildaar in the name of M/s. Ram Parastha Pvt Ltd, M/s SA Infracon Pvt Ltd, Shri Arun Walia, M/s Ram Parastha Greens Pvt Ltd & M/s. Kamlavallabh Developers Pvt Ltd, vide Jamabandi record for the year 2011-2012 & Mutation no. 2409, 2411, 2412 & 2415.
33. Certified copy of Jamabandi Record Issued by Tehsildaar in the name of M/s. Ram Parastha Infratech Pvt Ltd, M/s. SA Infracon Pvt Ltd, Shri Mahendra Singh, Shri Jai Kishan, Shri Ratipal, Smt. Shanti Devi, Smt. Choti, Smt. Sewati, Smt. Saraswati, Smt. Ramkali, M/s. Ram Parastha Housing Pvt Ltd, Shri Wazir Singh, M/s Ram Parastha Buildwell Pvt Ltd, Shri B.S. Yadav, Shri Nihal Singh, Shri Nahar Singh, Shri Jagdish, M/s. Kamlavallabh Developers Pvt Ltd, M/s Ram Parastha Greens Pvt Ltd & M/s SA Townships Pvt Ltd vide Jamabandi record for the year 2011-2012 & Mutation no. 2413, 2861, 2862, 2863, 2864, 2866, 2867, 2888, 2868.
34. Certified copy of SaleDeed executed by M/s. Kamlavallabh Developers Pvt Ltd in favour of M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no. 3971, in Book No I, Volume no 13039/2905, on Pages 3/1 to 2, Dated 14.05.2013.
35. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracon Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3941, in Book No I, Volume no 13038/2904, on Pages 197/53 to 54, Dated 14.05.2013.
36. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Buildwell Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3953, in Book No I, Volume no 13039/2905, on Pages 4/5 to 6, Dated 14.05.2013.

37. **Certified copy of Exchange Deed** executed amongst (i) M/s Ramprastha Sare Landholding Company Two Private Limited (ii) M/s Ramprastha Sare Landholding Company Five Private Limited (iii) M/s Ramprastha Greens Private Limited (iv) M/s Ramprastha Sare Realty Private Limited vide Reg no 3955, in Book No I, Volume no 13039/2905, on Pages 07/30 to 31, Dated 14.05.2013.
38. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Housing Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3965, in Book No I, Volume no 13039/2905, on Pages 5/15 to 16, Dated 14.05.2013
39. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracon Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3976, in Book No I, Volume no 13039/2905, on Pages 4/9 to 10, Dated 14.05.2013.
40. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s SA Townships Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3949, in Book No I, Volume no 13038/2904, on Pages 197/51 to 52, Dated 14.05.2013.
41. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Inftratech Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3952, in Book No I, Volume no 13039/2905, on Pages 3/3 to 4, Dated 14.05.2013.
42. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, Shri Arun Walia & M/s Ram Parastha Sare Realty Pvt Ltd, vide Reg no 3995, in Book No I, Volume no 13038/2904, on Pages 193/19 to 20, Dated 14.05.2013.
43. **Certified copy of Exchange Deed** executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Landholding Company Five Pvt Ltd., M/s. Ram Parastha Inftratech Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3954, in Book No I, Volume no 13039/2905, on Pages 7/34 to 35, Dated 14.05.2013.

44. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Greens Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3956, in Book No I, Volume no 13038/2904, on Pages 197/55 to 56, Dated 14.05.2013.
45. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s Ram Parastha Infrastructure Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3957, in Book No I, Volume no 13038/2904, on Pages 198/59 to 60, Dated 14.05.2013.
46. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Five Pvt Ltd, M/s SA Townships Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3959, in Book No I, Volume no 13038/2904, on Pages 197/49 to 50, Dated 14.05.2013.
47. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Buildwell Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3961, in Book No I, Volume no 13039/2905, on Pages 4/7 to 8, Dated 14.05.2013.
48. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, Ch. B.S. Yadav S/o Shri Deep Chand & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3981, in Book No I, Volume no 13038/2904, on Pages 193/21 to 22, Dated 14.05.2013.
49. Certified copy of Exchange Deed executed between M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s SA Infracon Pvt Ltd & M/s Ram Parastha Sare Realty Pvt Ltd vide Reg. no 3998, in Book No I, Volume no 13039/2905, on Pages 4/11 to 12, Dated 14.05.2013.
50. Certified copy of Jamabandi Record Issued by Tehsildaar in the name of M/s Ram Parastha Sare Realty Pvt Ltd, vide Jamabandi Year 2016-2017 and Mutation no 2868, 2861.
51. Certified copy of Jamabandi Record Issued by Tehsildaar in the name of Shri Mahender Singh, Shri Jai Kishan, Shri Ratipal, Smt. Shanti Devi, Smt. Choti, Smt. Sewati, Smt. Saraswati, Smt. Ramkali, M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, vide Jamabandi Year 2016-2017 and Hadbast no 115, Mutation no. 2866.

52. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, Shri Wazir Singh**, videJamabandi Year 2016-2017 and Mutation no. 2867, 2863 & 2864.
53. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, Shri Nihal Singh**, videJamabandi Year 2016-2017 and Mutation no. 2863.
54. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, Shri Nahar Singh, Shri Chandra Bhan** videJamabandi Year 2016-2017 and Mutation no. 2867.
55. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **Shri Nahar Singh, Shri Jagdish Singh, M/s Ram Parastha Sare Landholding Company Two Pvt Ltd, M/s Ram Parastha Sare Realty Pvt Ltd** videJamabandi Year 2016-2017 and Mutation no. 2860 & 2868.
56. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **Shri Nahar Singh**, videJamabandi Year 2016-2017 & Khatauni no. 241.
57. **Certified copy of Jamabandi Record** Issued by **Tehsildaar** in the name of **M/s Ram Parastha Sare Landholding Company Two Pvt Ltd**, videJamabandi Year 2016-2017 & Mutation no. 2867 & 2862.
58. **Copy of Occupation Certificate (form)** Issued by **Director Town & Country Planning Department, Haryana** in the name of **M/s. Kamla Vallabh Developers Pvt Ltd, M/S. Ram Prastha Infratech Pvt Ltd, M/S. SA Infracon Pvt Ltd, M/S. Ramprastha Infratech Pvt Ltd, M/S. Ramprastha Buildwell Pvt Ltd, Shri Bs Yadav S/O Sh Deep Chand, M/S.RamprasthaGreens Pvt Ltd, M/S. SA Township Pvt Ltd**, vide Memo no. ZP-562/SD(BS)/2017/32981, Dated 20.12.2017.
59. **Copy of Approval of fire Fighting** issued by **Commissioner Municipal Corporation Gurgaon** in the name of **M/s S.A Infracon Pvt Ltd** Dated 15.02.2012.
60. **Copy of No Objection Certificate for Height Clearance** issued by **Airports Authority of India** in the name of **Maj. Gen. Satish Sahipal C/o M/s Ramprastha Sare Realty (P) Ltd** Dated 02.08.2012.

61. Copy of Approval of fire Fighting issued by Commissioner Municipal Corporation Gurgaon in the name of M/s S.A Infracon Pvt Ltd Dated 13.07.2013.
62. Copy of Pollution Certificate issued by Haryana State Pollution Control Board in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 20.08.2014.
63. Copy of Environmental Clearance issued by State Environment Impact Assessment Authority, Haryana in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 11.07.2014.
64. Copy of Consent Letter for Water (prevention & Control of Pollution) issued by Haryana State Pollution Control Board in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 11.03.2016.
65. Copy of Revised building plan approval letter issued by Directorate of Town and Country Planning, Haryana in the name of M/s S.A Infracon and Others Dated 18.07.2017.
66. Copy of Registration Certificate for project "Phase Shops" (Shops No I-36) issued by Haryana Real Estate Regulatory Authority in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 09.1.2017.
67. Copy of Registration Certificate for project "The Grand" (Phase-V) issued by Haryana Real Estate Regulatory Authority in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 09.10.2017.
68. Copy of Registration Certificate for project (Tower-T1, T2, T3, T4, T5, T6, T15 and T16) Phase-IV, issued by Haryana Real Estate Regulatory Authority in the name of M/s Ramprastha Sare Realty Pvt Ltd Dated 09.10.2017.
69. Copy of Registration Certificate for project "Tower no T17"(Phase-VI) issued by Haryana Real Estate Regulatory Authority in the name of M/s Sare Gurugram Pvt Ltd Dated 21.11.2017.
70. Copy of Renewal of License no 44 of 2009 issued by Directorate of Town & Country Planning, Haryana in the name of M/s S. A Infracon Pvt Ltd, M/s Ramprastha Infratech Pvt Ltd, M/s Ramprastha Greens Pvt Ltd, M/s Kamlavallabh Developers Pvt Ltd, M/s Ramprastha Housing

Pvt Ltd, M/s Ramprastha Buildwell Pvt Ltd, Shri B. S Yadav s/o Shri Deep Chand , S.A Township Pvt Ltd, Ramprastha Infrastructure Pvt Ltd. Dated 06.09.2024 valid till 13.08.2029.

71. Copy of Renewal of License no 68 of 2011 issued by Directorate of Town & Country Planning, Haryana in the name of M/s S.A Infracon Pvt Ltd, M/s Ramprastha Infratech Pvt Ltd, M/s Ramprastha Greens Pvt Ltd, M/s Kamlavallabh Developers Pvt Ltd, M/s Ramprastha Buildwell Pvt Ltd, M/s S.A Township Pvt Ltd, Shri Arun Walia s/o Shri Harbhagwan Singh 06.09.2024 valid till 20.07.2029.
72. Copy of Assurance Letter for water supply issued by Gurugram Metropolitan Development Authority in the name of M/s Saare Gurugram Pvt Ltd Dated 02.01.2023
73. Copy of Occupation Certificate issued by Directorate of Town and Country Planning, Haryana in the name of M/s S.A Infracon Pvt Ltd Dated 28.04.2023
74. Copy of Jamabandi Record for the year 2023-2024.
75. Copy of Resolution Plan for M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd), vide Dated 07.01.2022.
76. Copy of order dated 24.04.2023 passed by the Hon'ble NCLT approving the resolution plan for SARE Gurugram Private Limited
77. Copy of Certificate of Incorporation pursuant to change of name Issued by Government of India in the name of M/s Ram Parastha Sare Realty Pvt Ltd to M/s Sare Gurugram Pvt Ltd, vide CIN no. U70109DL2006PTC152635, Dated 24.10.2017.
78. Copy of Articles of Association in the name of M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd)
79. Copy of Copy of MOA (Memorandum of Association) of M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd).

**MUKUL GAUTAM  
ADVOCATE**

**A-503, GARDENIA GRACE  
SECTOR-61, NOIDA  
MOB-9990920913  
gautammukullb@gmail.com**

80. Copy of Current List of Directors of M/s Sare Gurugram Pvt Ltd (formerly known as M/s Ram Parastha Sare Realty Pvt Ltd).

81. UTILITY BILL  
82. Affidavit.

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

12. It is certified that the property is SARFAESI compliant.

#### **SCHEDULE OF THE PROPERTY/IE**

RESIDENTIAL GROUP HOUSING COLONY, COMPRISING OF TOTAL SEVEN PHASES CONSTRUCTED UPON TOTAL PROJECT LAND AREA MEASURING 48.82 ACRES, SITUATED AT SECTOR-92, VILLAGE MEWKA & WAZIRPUR, TEHSIL & DISTRICT GURUGRAM, HARYANA OUT OF WHICH SECURITY OFFERED IS PHASE- 4B (TOWER P1, P2, P3, P4), PHASE 5 (TOWER G1, G2, G3), PHASE 6 (LAND AREA MEASURING 11906.256 SQ. MTRS.).

Date: 11.03.2026  
Place: New Delhi

**Mukul Gautam**  
Advocate  
A-20 Mukul Gautam  
Advocate  
D/242/2008

10-03-2026

(Second Party Copy) B Book Receipt for Non Registration Purpose

Date : 10-03-2026

Sub Register Office : गुडगाँव

No: 9457

Received With Thanks from MUKUL GAUTAM ADV Thru Love Years 01-01-1997 to 2026 Resident of Delhi sum of Rs.  
twenty five an account Of Inspection Charges.

( Incharge )

Rs. 25