

Sube Singh Yadav

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House No.146 (Old), 1335/3 (New),
Rajiv Nagar, Lane No. 6,
Old Najafgarh Road, Gurgaon

Dated: 25.03.2014

TITLE INVESTIGATION REPORT

WINDCHANTS

AT

*Sector-112 within the revenue estate of Village Chauma, Tehsil &
District Gurgaon*

FOR

Project Financing of M/s Experion Developers Private Limited

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TITLE INVESTIGATION REPORT (TIR)

Annexure: "B"

1.	Name of the person/company seeking opinion:	State Bank of India, Overseas Branch, New Delhi.
2.	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded:	Reference Letter dated Nil.
3.	Name of the unit, concern, company or the person offering the property (ies) as security:	Companies mentioned in the 'Flow of Chart' in Schedule 1A.
4.	Constitution of the unit, concern, person, body or the authority offering the property for creation of charge:	Owner of the property.
5.	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.):	Borrower/ Guarantor.
6.	Documents:	
a)	Particulars of the documents scrutinized-serially and chronologically	<ol style="list-style-type: none">1. Jamabandi for the year 1995-1996.2. Jamabandi for the year 2005-2006.3. Sale Deed Vasika No. 4104 dated 18.05.2007.4. Mutation No. 10811 sanctioned on 28.05.2007.5. Sale Deed Vasika No. 2274 dated 26.04.2007.6. Mutation No. 10812 sanctioned on 28.05.2007.7. Sale Deed Vasika No. 5200 dated 01.06.2007.8. Mutation No. 10830 dated 09.06.2007.9. Sale Deed Vasika No. 8157 dated 12.07.2007.10. Mutation No. 10859 dated 28.07.2007.11. Sale Deed Vasika No. 4846 dated 29.05.2007.12. Mutation No. 10831 dated 09.06.2007.13. Partition Mutation No. 10853 dated 14.07.2007.

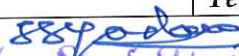
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	<ol style="list-style-type: none">14. Sale Deed Vasika No. 4099 dated 18.05.2007.15. Mutation No. 10810 sanctioned on 28.05.2007.16. Sale Deed Vasika No. 5486 dated 06.06.2007.17. Mutation No. 10833 dated 09.06.2007.18. Sale Deed Vasika No. 5488 dated 06.06.2007.19. Mutation No. 10835 dated 09.06.2007.20. Sale Deed Vasika No. 5487 dated 06.06.2007.21. Mutation No. 10834 dated 09.06.2007.22. Sale Deed Vasika No. 4102 dated 18.05.2007.23. Mutation No. 10809 sanctioned on 28.05.2007.24. Sale Deed Vasika No. 4101 dated 18.05.2005.25. Mutation No. 10808 sanctioned on 28.05.2007.26. Registered Joint Development Agreement vide Vasika No. 15186 dated 20.09.2012.27. Registered Joint Development Agreement vide Vasika No. 15186 dated 20.09.2012.28. General Power of Attorney dated Vasika No. 271 dated 19.06.2012.29. General Power of Attorney dated Vasika No. 272 dated 19.06.2012.30. License No. 21 of 2008 dated 08.02.2008 vide Endst. No. 3308 dated 08.02.2008.31. Renewal Memo No. Memo No. LC-1488-JE(VA)-2012/4296 dated 15.03.2012 vide Endst. No. LC-1488-JE(VA)-2012/4296-4301 dated 15.03.2012.32. License No. 28 of 2012 dated 07.04.2012 vide Endst. No. LC-1488-B-JE(VA)-2012/5175 dated 10.04.2012.33. No Objection Certificate (for Heights Clearance) vide No. AAI/NOC/383/3044 dated 03.10.2011/ 04.10.2011.
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		<p>34. Confirmation of Non Applicability of Aravali Notification vide No. 6486 dated 30.12.2011.</p> <p>35. Approval of Zoning Plan Memo No. 3628 dated 10.04.2012.</p> <p>36. Clarification regarding Applicability of Forest Laws No. 109 dated 09.05.2012.</p> <p>37. BR-III (Approval of Building Plan) vide Memo No. ZP-595/JD(BS)/2012/4336 dated 16.03.2012.</p> <p>38. Approval of Revised Building Plan (BR-III) vide Memo No. ZP-595/JD(BS)/2012/9781 dated 07.06.2012.</p> <p>39. Approval of Fire Fighting Scheme No. FS/MCG2012/2423 dated 19.09.2012.</p> <p>40. Environmental Clearance No. SEIAA/HR/2012/488 dated 27.12.2012.</p>
b)	<i>Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified</i>	Original documents mentioned above are seen and verified.
7.	<i>Complete/full description of the immovable property (ies) offered as security for creation of mortgage, whether equitable/ registered mortgage:</i>	Full description of Property provided for Equitable Mortgage is as below
i)	<i>Survey No.</i>	<i>Rect. No. 24, Killa No. 6/1(0-18), Rect. No. 25, Killa Nos. 1(3-17), 10(7-12), 11(7-12), 20/1(4-9), Rect. No. 4, Killa No. 15(8-0), Rect. No. 43, Killa Nos. 1/1(1-12), 10/23(1-12), Rect. No. 44, Killa Nos. 6/1(3-0), 3/2/2(1-18), 4/1(2-7), 7/2(3-4), 8/1(7-8), 2/2(7-14), 3/2/1(4-6), Rect. No. 24, Killa Nos. 6/2(2-14), 14(2-15), 15(8-0), 16(8-0), 17(8-0), 24(8-0), 25(8-0), 22(1-18), 23(7-14), Rect. No. 25, Killa No. 20/2(3-7), Rect. No. 44, Killa Nos. 2/1(1-8), 3/1(1-16), 4/2(5-13), 6/2(5-0), 5(8-0), 7/1(4-16), 14(8-0), 17(8-0), 16/1(5-18), Rect. No. 44, Killa No. 8/2(0-12), 9(8-0), 10/1(4-7), 16/1(1-0), 16/2(1-2).</i>
ii)	<i>Door No. (In case of house property)</i>	<i>Not applicable.</i>
iii)	<i>Extent/Area including plinth/ built up area in case of house property</i>	<i>Project Area: 23.43 acres.</i>
iv)	<i>Location (Name of place, village, city, registration, sub-district etc.)</i>	<i>WINDCHANTS, Sector-112 within the revenue estate of Village Chauma, Tehsil & District Gurgaon.</i>


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v)	Boundaries		East	West
	North	South		
8.	Flow of titles tracing out the title, of the intended mortgagor and his/its predecessors in interest from the Mother Deed to the Latest Title Deed. And wherever Minor's interest or other clog on title is involved, for a further period, depending on the need for clearance of such clog on the Title:		Fully detailed in the Schedule '1' attached herewith.	
9.	Nature of Title of the intended Mortgagor over the Property (Whether Full Ownership rights, Leasehold Rights, Occupancy or Possessory Rights or Inam Holder or Govt. Grantee or Allottee etc.):		Full Ownership Rights.	
10. (a)	Encumbrances, Attachments, and/or claims whether of Govt. (Central or State or other Local authorities) or Third Party claims, Liens etc. and details thereof. If yes, give the details thereof:		No.	
(b)	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:		Period covered is for the last 30 years from 01.01.1984 to 25.03.2014.	
11.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy:		Not applicable, because Property is Under construction.	
12.	Details of RT or Mutation or Katha Extracts pertaining to the property in question:		Jamabandi and Mutation are produced for inspection.	
13.	Any bar/restriction for creation of mortgage under any local or special enactments, the details of proper registration of documents, payment of proper stamp duty etc.:		No.	
14.	In case of absence of original title deeds, details of legal and other requirements for creation of 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:		Not applicable.	
15.	The specific persons who are required to create mortgage/to deposit the documents creating mortgage:		Companies mentioned in the 'Flow of Chart' in Schedule 1A.	

Dated: 25.03.2014
Place: GURGAON


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Lawyers Chamber No. 4, Block-C,
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SCHEDULE '1'

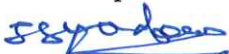
>> Description of the Chain of Title from the Mother Deed to the latest Title Deed:

That *Group Housing Project known as "WINDCHANTS" admeasuring 23.43 acres situated at Sector-112 within the revenue estate of Village Chauma, Tehsil & District Gurgaon (CLU obtained vide License No. 21 of 2008 dated 08.02.2008 and License No. 28 of 2012 dated 07.04.2012 and BR-III (Approval of Building Plan) vide Memo No. ZP-595/JD(BS)/2012/4336 dated 16.03.2012 & Approval of Revised Building Plan (BR-III) vide Memo No. ZP-595/JD(BS)/2012/9781 dated 07.06.2012).*

- Detail of License No. 21 of 2008 dated 08.02.2008:

That License No. 21 of 2008 dated 08.02.2008 was issued by The Director Town and Country Planning, Haryana at Chandigarh in favour of M/s Gold Developers Private Limited, M/s K.N.S Real Estate developers Private Limited, M/s K.N.S. Nirman Private Limited vide Endst. No. 3308 dated 08.02.2008 which is valid up to 07.02.2010, regarding land bearing Rect. No. 24, Killa No. 6/1(0-18), Rect. No. 25, Killa Nos. 1(3-17), 10(7-12), 11(7-12), 20/1(4-9) total land measuring 24-Kanal 8-Marla or say 3.05 Acres situated within the revenue estate of Village Chauma, Tehsil & District Gurgaon was owned & possessed by M/s Gold Developers Private Limited AND Rect. No. 4, Killa No. 15(8-0), Rect. No. 43, Killa Nos. 1/1(1-12), 10/23(1-12), Rect. No. 44, Killa Nos. 6/1(3-0), 3/2/2(1-18), 4/1(2-7), 7/2(3-4), 8/1(7-8), 2/2(7-14), 3/2/1(4-6) total measuring 41-Kanal 1-Marla or say 5.131 Acres situated within the revenue estate of Village Chauma, Tehsil & District Gurgaon was owned & possessed by M/s K.N.S Real Estate developers Private Limited, AND Rect. No. 24, Killa Nos. 6/2(2-14), 14(2-15), 15(8-0), 16(8-0), 17(8-0), 24(8-0), 25(8-0), 22(1-18), 23(7-14), Rect. No. 25, Killa No. 20/2(3-7), Rect. No. 44, Killa Nos. 2/1(1-8), 3/1(1-16), 4/2(5-13), 6/2(5-0), 5(8-0), 7/1(4-16), 14(8-0), 17(8-0), 16/1(5-18) total measuring 106-Kanal 19-Marla or say 13.369 Acres situated within the revenue estate of Village Chauma, Tehsil & District Gurgaon was owned & possessed by M/s K.N.S. Nirman Private Limited.

That License No. 21 of 2008 dated 08.02.2008 is renewed up to 07.02.2014 by the Director Town and Country Planning, Haryana at Chandigarh in favour of M/s Gold Developers Private Limited, M/s K.N.S Real Estate developers Private Limited, M/s K.N.S. Nirman


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Private Limited vide Memo No. LC-1488-JE(VA)-2012/4296 dated 15.03.2012 vide Endst. No. LC-1488-JE(VA)-2012/4296-4301 dated 15.03.2012.

That M/s Experion Developers Private Limited applied for renewal of License No. 21 of 2008 dated 08.02.2008 with the office of Director, Town & Country Planning, Haryana at Chandigarh vide Office Letter dated PC/GGN/11GH(Govt.)/343 dated January 2014.

• **Detail of License No. 28 of 2012 dated 07.04.2012:**

a) That License No. 28 of 2012 dated 07.04.2012 was issued by The Director Town and Country Planning, Haryana at Chandigarh in favour of M/s K.N.S. Nirman Private Limited vide Endst. No. LC-1488-B-JE(VA)-2012/5175 dated 10.04.2012 which is valid up to 06.04.2016, regarding land bearing Rect. No. 44, Killa No. 8/2(0-12), 9(8-0), 10/1(4-7), 16/1(1-0), 16/2(1-2) total land measuring 15-Kanal 1-Marla or say 1.881 Acres situated within the revenue estate of Village Chauma, Tehsil & District Gurgaon.

• **Detail of Sale Deed & other Documents :**

1. That Mrs. Prem Devi, Sh. Rishi Raj and Sh. Ram Avtar were owners of land bearing Khewat/Khata No.1187/1350, Mustatil/Rect. No. 24, Killa Nos. 6/2 (2-14), 14(2-15), Kita 2 total measuring 5-Kanal 9-Marla AND Khewat /Khata No. 2020/2219, Mustatil/Rect. No. 24, Killa No. 15 (8-0) total measuring 8-Kanal 0-Marla, grand total admeasuring 13-Kanal 9-Marla situated in Village Chauma, Gurgaon vide Jamabandi 1995-1996 and Mutation No. 10355 sanctioned on 21.04.2005. That the above said land owner validly sold land admeasuring 13-Kanal 9-Marla to M/s KNS Nirman Private Limited vide Sale Deed Vasika No. 4104 dated 18.05.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10811 sanctioned on 28.05.2007.
2. That Sh. Jitender was owner of land bearing Khewat Khata No. 397-398/1029, Mustatil/Rect. No. 44, Killa Nos. 14(8-0), 16(8-0), 17(8-0), Kita 3 total measuring 24-Kanal 0-Marla to the extent of 271.5/480 Share i.e. 13-Kanal 11.5-Marla situated in Village Chauma, Gurgaon vide Jamabandi 1995-1996 and Mutation Nos. 9143-9144 dated 03.08.1999 and 7860-7861 dated 18.11.1997. That the above said land owner validly sold land admeasuring 13-Kanal 11.5-Marla to M/s KNS Nirman Private Limited vide Sale Deed vide Vasika No. 2274 dated 26.04.2007 registered in the office of Sub-Registrar,



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Gurgaon and same was incorporated in the revenue records vide Mutation No. 10812 sanctioned on 28.05.2007.

3. That Mrs. Poonam Gehlot was owner of land bearing Khewat/Khata No. 1190/1353 Mustatil/Rect. No. 44, Killa Nos. 2/2(7-14), 3/2min South(4-6), Kita 2 total measuring 12-Kanal 0-Marla situated in Village Chauma, Gurgaon vide Jamabandi for the year 1995-1996 and Mutation No. 10570 dated 15.05.2006. Further Sh. Poonam Gehlot gave power of attorney to Mrs. Asha Kataria (Document No. 4692 dated 29.06.2006 registered in Sub-Registrar, Jalandhar). Thereafter Mrs. Poonam Gehlot through her attorney Mrs. Asha Kataria had validly sold the above said land admeasuring 12-Kanal to M/s KNS Real Estate Developers Private Limited vide Sale Deed vide Vasika No. 5200 dated 01.06.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10830 sanctioned on 09.06.2007.
4. That Mrs. Sunita, Sh. Dheeraj and Mrs. Minakshi were owners of land bearing Khewat/Khata No. 1197, Mustatil/Rect. No. 44, Killa No. 16/2(1-2), total measuring 1-Kanal 2-Marla situated in Village Chauma, Gurgaon vide Jamabandi 1995-1996 and Mutation No. 10831 dated 09.06.2007. Further Mrs. Sunita, Sh. Dheeraj and Mrs. Minakshi gave power of attorney to Sh. Sat Narayan Jhangu (Document No. 991 dated 04.07.2007 registered in Sub-Registrar-Ghonda, (U.P.)). Thereafter Mrs. Sunita, Sh. Dheeraj and Mrs. Minakshi through their attorney Sh. Sat Narayan Jhangu had validly sold the above said land admeasuring 1-Kanal 2-Marla to M/s KNS Nirman Private Limited vide Sale Deed vide Vasika No. 8157 dated 12.07.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10859 sanctioned on 28.07.2007.
5. That Sh. Satnarayan was owner of land bearing Khewat Khata No. 397-398/1029, Mustatil/Rect. No. 44, Killa Nos. 14(8-0), 16(8-0), 17(8-0), Kita 3 total measuring 24-Kanal 0-Marla to the extent of 186.5/480 Share i.e. 9-Kanal 6.5-Marla situated in Village Chauma, Gurgaon vide Jamabandi 1995-1996 and Mutation Nos. 9143-9144-9145 dated 03.08.1999 and 7860-7861 dated 18.11.1997. That the above said land owner validly sold land admeasuring 9-Kanal 6.5-Marla to M/s KNS Nirman Private Limited vide Sale Deed Vasika No. 4846 dated 29.05.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10831 sanctioned on 09.06.2007 and Partition Mutation No. 10853 sanctioned on 14.07.2007.


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6. That Sh. Mangat Ram, Sh. Daryab Singh, Sh. Partap Singh (to the extent of 1/2 Share) and Sh. Kartar Singh, Sh. Dayanand (to the extent of 2/6 Share) and Sh. Kapoor Singh (to the extent of 1/6 Share) were owners of land bearing Khewat/ Khata No. 1188/1351, Mustatil/Rect. No. 24, Killa Nos. 16(8-0), 17(8-0), 24(8-0), 25(8-0) and Mustatil/Rect. No. 25 Killa No. 20/2(3-7), Kita 5 total measuring 35-Kanal 7-Marla AND Khewat/Khata No. 1189/1352, Mustatil/Rect. No. 24, Killa Nos. 22(1-18), 23(7-14) and Mustatil/Rect. No. 44, Killa Nos. 2/1(1-8), 3/1(1-16), 4/2(5-13), 5(8-0), 6/2(5-0), 7/1(4-16), Kita 8 total measuring 36-Kanal 5-Marla, grand total admeasuring 71-Kanal 12-Marla situated in Village Chauma, Gurgaon vide Jamabandi Year 1995-1996 and Mutation No. 10275 dated 05.10.2003 and Fard Badar No. 6. That the above said land owner validly sold land admeasuring 71-Kanal 12-Marla to M/s KNS Nirman Private Limited vide Sale Deed Vasika No. 4099 dated 18.05.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10810 sanctioned on 28.05.2007.
7. That Mrs. Poonam Gehlot was owner of land bearing Khewat/Khata No. 73/134-135, Mustatil/Rect. No. 43, Killa Nos. 1/1(1-12), 10/23(1-12) and Mustatil/Rect. No. 44, Killa No. 6/1(3-0), Kita 3, total measuring 6-Kanal 4-Marla situated in Village Chauma Gurgaon vide Mutation No. 10801 dated 18.05.2007. Further Mrs. Poonam Gehlot had validly sold the land admeasuring 6-Kanal 4-Marla to M/s KNS Real Estate Developers Private Limited vide Sale Deed Vasika No. 5486 dated 06.06.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10833 sanctioned on 09.06.2007.
8. That Sh. Harish Gehlot (to the extent of 3/5 share), Sh. Kailash Gehlot (to the extent of 1/5 share) and Mrs. Premvati (to the extent of 1/5 share) were owners of land bearing Khewat/Khata No. 419/515, Mustatil/Rect. No. 44, Killa No. 15(8-0), Kita 1, total measuring 8-Kanal 0-Marla land situated in Village Chauma, Gurgaon vide Mutation No. 8886 dated 09.03.1999, Mutation No. 9026 dated 25.5.1999, Mutation No. 10625 dated 08.8.2006. Further the above said land owner validly sold land admeasuring 8-Kanal 0-Marla to M/s KNS Real Estate Developers Private Limited vide Sale Deed Vasika No. 5488 dated 06.06.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10835 sanctioned on 09.06.2007.
9. That Mrs. Poonam Gehlot was owner of land bearing Khewat/Khata No. 1190/1353 Mustatil/Rect. No. 44, Killa Nos. 3/2min North(1-18), 4/1(2-7), 7/2(3-4), 8/1(7-8), Kita 4,


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total measuring 14-Kanal 17-Marla situated in Village Chauma, Gurgaon vide Jamabandi and Mutation No. 10570 dated 15.5.2006 vide Mutation No. 10570 dated 15.05.2006. Further Mrs. Poonam Gehlot had validly sold land admeasuring 14-Kanal 17-Marla to M/s KNS Real Estate Developers Private Limited vide Sale Deed Vasika No. 5487 dated 06.06.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10834 sanctioned on 09.06.2007.

10. That Smt Ved Kaur (to the extent of 1/4 share) AND Sh. Mahipal & Sh. Narender (to the extent of 3/4 share) were owners of land bearing Khewat/Khata No. 1186/1349, Mustatil/Rect. No. 24, Killa No. 6/1 (0-18), and Mustatil/Rect. No. 44, Killa No. 10/2(2-11), Kita 2 total measuring 3-Kanal 9-Marla AND Khewat/Khata No. 2019/2218 Mustatil/Rect. No. 25, Killa Nos. 1(3-17), 10(7-12), 11(7-12), 20/1(4-9) Kita 4 total measuring 23-Kanal 10-Marla, Grand Total admeasuring 26-Kanal 17-Marla situated in Village Chauma, Gurgaon vide Jamabandi year 1995-1996 & Mutation No. 9713 dated 10.10.2001. Further the above said land owner validly sold the land admeasuring 26-Kanals 19-Marla to M/s Gold Developers Private Limited vide Sale Deed Vasika No. 4102 dated 18.05.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10809 sanctioned on 28.05.2007.
11. That Sh. Dharambir Singh was owner of land bearing Khewat/Khata No. 1191/1354, Mustatil/Rect. No. 44, Killa Nos. 8/2(0-12), 9(8-0), 10/1(4-17), Kita 3 total measuring 13-Kanal 9-Marla situated in Village Chauma, Gurgaon vide Jamabandi year 1995-1996. Further the above said land owner validly sold the land admeasuring 13-Kanal 9-Marla to M/s KNS Nirman Private Limited vide Sale Deed Vasika No. 4101 dated 18.05.2007 registered in the office of Sub-Registrar, Gurgaon and same was incorporated in the revenue records vide Mutation No. 10808 sanctioned on 28.05.2007.

That M/s Gold Developers Private Limited and its associate company M/s KNS Nirman Private Limited and M/s KNS Real Estate Developers Private Limited became owner of land admeasuring 21.55 acres out of Khewat/Khata No. 1187/1350, Mustatil/Rect. No. 24, Killa Nos. 6/2 (2-14), 14(2-15) and land out of Khewat /Khata No. 2020/2219, Mustatil/Rect. No. 24, Killa No. 15 (8-0), Khewat Khata No. 397-398/1029, Mustatil/Rect. No. 44, Killa Nos. 14(8-0), 17(8-0), Khewat/Khata No. 1190/1353, Mustatil/Rect. No. 44, Killa Nos. 2/2(7-14), 3/2 (4-6), Khewat/Khata No.1197, Mustatil/Rect. No. 44, Killa No. 16/2(1-2), Khewat/Khata No. 397-398/1029, Mustatil/Rect. No. 44, Killa Nos. 14(8-0), 16(8-


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0), 17(8-0), Khewat/ Khata No. 1188/1351 Mustatil/Rect. No. 24, Killa Nos. 16(8-0), 17(8-0), 24(8-0), 25(8-0) and Mustatil/Rect. No. 25 Killa No. 20/2(3-7) and Khewat/Khata No. 1189/1352, Mustatil/Rect. No. 24, Killa Nos. 22(1-18), 23(7-14) and Mustatil/Rect. No. 44, Killa Nos. 2/1(1-8), 3/1(1-16), 4/2(5-13), 5(8-0), 6/2(5-0), 7/1(4-16), Khewat/Khata No. 73/134-135, Mustatil/Rect. No. 43, Killa Nos. 1/1(1-12), 10/23(1-12) and Mustatil/Rect. No. 44 Killa No. 6/1(3-0), Khewat/Khatha No .419/515, Mustatil/Rect. No. 44, Killa No. 15(8-0), Khewat/Khata No. 1190/1353, Mustatil/Rect. No. 44, Killa Nos. 3/2(1-18), 4/1(2-7), 7/2(3-4), 8/1(7-8), Khewat/Khata No. 1186/1349, Mustatil/Rect. No. 24, Killa Nos. 6/1 (0-18), and Mustatil/Rect. No. 44, Killa No. 10/2(2-11) and Khewat/Khata No. 2019/2218, Mustatil/Rect. No. 25, Killa Nos. 1(3-17), 10(7-12), 11(7-12), 20/1(4-9), Khewat/Khata No. 1191/1354, Mustatil/Rect. No. 44, Killa Nos. 8/2(0-12), 9(8-0), 10/1(4-17) situated in the Village Chauma, Sector-112, Gurgaon and the names were entered into Jamabandi.

That owners M/s Gold Developers Private Limited and its associate company M/s KNS Nirman Private Limited, M/s KNS Real Estate Developers Private Limited applied for the License for 21.55 acres of Land and the License No. 21 of 2008 was granted which was valid till 07.02.2010 and thereafter renewal of License was applied vide Memo No.16765 dated 15.11.2011 and License was renewed by the Director, Town and Country Planning, Chandigarh, Haryana to develop a Residential Group Housing Colony in the said land admeasuring 21.55 acres situated in Village Chauma, Sector-112, Gurgaon. That M/s KNS Nirman Private Limited applied for the License for 1.881 acres of Land and the License No. 28 of 2012 was granted by the Director, Town and Country Planning, Chandigarh, Haryana to develop a Residential Group Housing Colony in the said land admeasuring 1.881 acres situated in Village Chauma, Sector-112, Gurgaon.

That M/s KNS Nirman Private Limited entered into a Joint Development Agreement dated 11.05.2007 with M/s Gold Developer Private Limited for the development of the said Land and Similarly, M/s KNS Real Estate Developers Private Limited entered into a Joint Development Agreement dated 11.05.2007 with M/s Gold Developer Private Limited for the development of the said Land

That M/s KNS Nirman Private Limited changed its name to M/s Experion Nirman Private Limited and M/s KNS Real Estate Developers Private Limited changed its name to M/s Experion Real Estate Developers Private Limited


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That M/s Gold Developers Private Limited changed its name to M/s Experion Developer Private Limited vide ROC Certificate 23.01.2012.

That General Power of Attorney was executed & registered by M/s Experion Real Estate Developers Private Limited (previously known as M/s KNS Real Estate Developers Private Limited) in favour of M/s Experion Developer Private Limited (previously Known as M/s Gold Developers Private Limited) vide Vasika No. 271 dated 19.06.2012 registered in the office of Sub-Registrar, Gurgaon.

That General Power of Attorney was executed & registered by M/s Experion Nirman Private Limited (previously known as M/s KNS Nirman Private Limited) in favour of M/s Experion Developer Private Limited (previously Known as M/s Gold Developers Private Limited) vide Vasika No. 272 dated 19.06.2012 registered in the office of Sub-Registrar, Gurgaon.

That No Objection Certificate (for Heights Clearance) was issued by General Manager (ATM-NOC), Northern Region/NR, Airports Authority of India in favour of M/s Gold Developers Private Limited vide No. AAI/NOC/383/3044 dated 03.10.2011/04.10.2011.

That Approval of Zoning Plan was issued vide DTG. No. DG. TCP. No. 3628 dated 10.04.2012.

That Clarification regarding Applicability of Forest Laws was issued by Divisional Forest Officer, Gurgaon, Haryana in favour of M/s Gold Developers Private Limited vide No. 109 dated 09.05.2012.

That BR-III (Approval of Building Plan) was issued by Director, Town and Country Planning, Haryana in favour of M/s Gold Developers Private Limited, 03/04, Ground Floor, Tower No. A, Unitech Business, Park, South City-I, Sector-41, Gurgaon vide Memo No. ZP-595/JD(BS)/2012/4336 dated 16.03.2012.

That Approval of Revised Building Plan (BR-III) was issued by The Director, Town and Country Planning, Haryana in favour of M/s K.N.S Nirman Private Limited and Others C/o M/s Experion Developers Private Limited vide Memo No. ZP-595/JD(BS)/2012/9781 dated 07.06.2012.


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That Approval of Fire Fighting Scheme was issued by The Commissioner, Municipal Corporation, Gurgaon in favour of M/s Experion Developer Private Limited, 03/04, Ground Floor, Tower No. A, Unitech Business, Park, South City-I, Sector-41, Gurgaon vide No. FS/MCG2012/2423 dated 19.09.2012.

That Environmental Clearance was issued by State Environment Impact Assessment Authority, Haryana in favour of M/s Experion Developer Private Limited, 03/04, Ground Floor, Tower No. A, Unitech Business, Park, South City-I, Sector-41, Gurgaon vide No. SEIAA/HR/2012/488 dated 27.12.2012.


The M/s Experion Developer Private Limited as Developer and Land-owner is developing a Group Housing Colony known as "WINDCHANTS", marketing and selling the project and can take the consideration amount from the allottee(s)/buyer(s). The title is clear, absolute and marketable.

That M/s Experion Developer Private Limited is developing a *Group Housing Colony known as "WINDCHANTS" on a piece of land admeasuring 23.43 acres situated at Sector-112 within the revenue estate of Village Chauma, Tehsil & District Gurgaon.*

That there is no interest of minor involved in the said property, whatsoever.

That there is no defect in chain of title and it is complete in all respect. The owner(s) of the said property as *mentioned in the 'Flow of Chart' in Schedule 1A* have a valid, clear and marketable title.

Dated: 25.03.2014
Place: GURGAON


Sube Singh Yadav,
(Advocate)
Lawyers Chamber No. 4, Block-C,
District Courts, Gurgaon-122001.
M. Sc. DPM LL.B
Advocate
District Courts
Gurgaon


FLOW OF CHART

S. No.	Vendors	Sale Deed	Khatoni/ Khata	Area	Company Name (owner/developer)
1.	Smt. Prem Devi, Shri Rishi Raj and Shri Ram Avtar	Vasika No. 4104 dated 18.05.2007	1187/1350	13-Kanal 9-Marla or say 1.68125 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)
2.	Shri Jitender	Vasika No. 2274 dated 26.04.2007	397-398/1029	13-Kanal 11-Marla or say 1.69688 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)
3.	Smt. Poonam Gehlot through GPA Holder Sh. Asha Kataria	Vasika No. 5200 dated 01.06.2007	1190/1353	12-Kanal or say 1.5 Acres	M/s Experion Real Estate Developers Private Limited (Formerly Known as M/s KNS Real Estate Developers Private Limited)
4.	Smt. Sunita, Shri Dheeraj and Smt. Minakshi	Vasika No. 8157 dated 12.07.2007	1197	1-Kanal 2-Marla or say 0.13750 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)
5.	Shri Mangat Ram, Shri Partap Singh, Shri Daryab Singh and Shri Kartar Singh, Shri Dayanand and Shri Kapoor Singh	Vasika No. 4099 dated 18.05.2007	1188/1351	71-Kanal 12-Marla or say 8.95 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)
6.	Smt. Poonam Gehlot	Vasika No. 5486 dated 06.06.2007	73/134-135	6-Kanal 4-Marla or say 0.775 Acres	M/s Experion Real Estate Developers Private Limited (Formerly Known as M/s KNS Real Estate Developers Private Limited)
7.	Smt. Poonam Gehlot	Vasika No. 5487 dated 06.06.2007	1190/1353	14-Kanal 17-Marla or say 1.85625 Acres	M/s Experion Real Estate Developers Private Limited (Formerly Known as M/s KNS Real Estate Developers Private Limited)
8.	Shri Harish Gehlot, Shri Kailash Gehlot, Smt. Premvati	Vasika No. 5488 dated 06.06.2007	419/515	8-Kanal or say 1 Acres	M/s Experion Real Estate Developers Private Limited (Formerly Known as M/s KNS Real Estate Developers Private Limited)
9.	Smt Ved Kaur, Shri Mahipal and Shri Narender	Vasika No. 4102 dated 18.05.2005	1186/1349	24-Kanal 8-Marla or say 3.05 Acres	M/s Experion Developers Private Limited (formerly known as M/s Gold Developers Private Limited)
10	Shri Dharambir Singh	Vasika No. 4101 dated 18.05.2005	1191/1354	12-Kanal 1-Marla or say 1.61875 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)
11.	Shri Satnarayan	Vasika No. 4846 dated 29.05.2007	397-398/1029	9-Kanal 6.5-Marla or say 1.16563 Acres	M/s Experion Nirman Private Limited (Formerly Known as M/s KNS Nirman Private Limited)


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Verifying the title to the property (ies) offered as security


1.	Nature of the title (Ownership/ Leasehold/Occupancy/Govt. Grant or Allotments etc.):	Full Ownership Rights.
2.	If leasehold, whether:	Not Applicable.
	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.
3.	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether:	Not Applicable.
	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.
4.	If occupancy right, whether:	Not Applicable.
	a. Such right is heritable and transferable	N.A.
	b. Mortgage can be created	N.A.
5.	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	N.A.
6.	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible- the modalities/procedure to be followed and the reasons for coming to such conclusion:	No interest of minor is involved.
7.	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for enforcing, thereon:	Not Applicable.
8.	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/ permission obtained:	Yes permission has been obtained.
9.	Whether the property is affected by any local laws (viz. Agricultural, Weaker Sections, Minorities, Land Laws etc.):	No.
10.	In case of partition/settlement deeds:	Not Applicable.
	a. Whether the original deed is available for deposit. If not the modality/procedure to be followed to create a valid & enforceable mortgage	N.A.
	b. Whether mutation has been effected and whether the mortgagor is in possession and enjoyment of his share.	N.A.
	c. Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	N.A.
11.	In case of partnership firm:	Not Applicable.
	a. Whether the property belongs to the firm and the deed is properly registered	N.A.
	b. Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm	N.A.


 Sube Singh Yadav
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 Advocate

District Court
 Gurgaon

12.	<i>In case of Limited Company, Societies or Associations:</i>	Not Applicable.
a.	<i>Whether the property belongs to a Limited Company, check the Borrowing powers, BOD resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar, Articles of Association/ Provision for common seal etc.</i>	N.A.
b.	<i>In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws</i>	N.A.
13.	<i>Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed:</i>	Not Applicable.
14.	<i>If the property is a flat/apartment or residential/commercial complex, check:</i>	It is Residential Complex.
a.	<i>Promoter's/Land owner's title to the land/building</i>	Yes.
b.	<i>Development Agreement/Power of Attorney</i>	Yes.
c.	<i>Extent of authority of the Developer/builder</i>	Yes.
d.	<i>Independent title verification of the Land / building in question</i>	Yes.
e.	<i>Agreement for sale (duly registered)</i>	N.A.
f.	<i>Payment of proper stamp duty</i>	Yes.
g.	<i>Conveyance in favor of Society/Condominium concerned</i>	N.A.
h.	<i>Occupancy Certificate/allotment letter/letter of possession</i>	N.A.
i.	<i>Membership details in the Society etc.</i>	N.A.
j.	<i>Share Certificates</i>	N.A.
k.	<i>No Objection Letter from the Society</i>	N.A.
l.	<i>All legal requirements under Local/Municipal laws, regarding ownership of Flat/Apartment/Building Regulation/Development Control Regulations or Co-operative Societies' Laws etc.</i>	All Formalities is Complete.
15.	<i>Where the property is a joint family property, mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.:</i>	Not Applicable.
16.	<i>Any pending Litigations/Court Attachments/Injunctions/Stay Orders/Acquisition, etc. by the Government/Local Authorities etc. that could be ascertained:</i>	No Litigation is pending.
17.	<i>Any other details required for the purpose:</i>	Nil.

Dated: 25.03.2014
Place: GURGAON

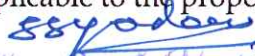

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District Courts, Gurgaon-122001.

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CERTIFICATE OF TITLE

I have examined Original title deeds & documents intended to be deposited relating to schedule property and offered as security by way of Equitable Mortgage and that 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 the check list vide Annexure C and the other relevant factors.
 - a. I confirm having made a search in the Land/Revenue Records. I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I'm liable or responsible, if any loss is caused to the Bank due to negligence on my part or my agent in making search.
 - b. Following scrutiny of Land Records/Revenue Records and relative Title Deeds, I hereby certify the genuineness of the Title documents. Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
2. There are no prior Mortgage/Charges/Encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 01.01.1984 to 25.03.2014 pertaining to the Immovable Property (ies) covered by above said Title documents. The property is free from all sorts of Encumbrances.
3. That there is no interest of minor involved in the said property, whatsoever.
4. The Mortgage if created, will be available to the Bank for the Liability of the Intending Borrower(s), *M/s Experion Developer Private Limited*.
5. I certify that *the Companies mentioned in the 'Flow of Chart'* are the owners of the property and have an absolute, clear legal & valid marketable title over the above schedule property. I further certify that the above title deeds are genuine and valid mortgage can be created and the said Mortgage would be enforceable.
6. Whether provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 are applicable to the property?

YES, the provisions of Securitization & Reconstruction of Financial Assets and Enforcement of Security Interest Act, 2002 are applicable to the property in question.


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

1. Sale Deed Vasika No. 4104 dated 18.05.2007. (Original)
2. Mutation No. 10811 sanctioned on 28.05.2007. (Attested Copy)
3. Sale Deed Vasika No. 2274 dated 26.04.2007. (Original)
4. Mutation No. 10812 sanctioned on 28.05.2007. (Attested Copy)
5. Sale Deed Vasika No. 5200 dated 01.06.2007. (Original)
6. Mutation No. 10830 dated 09.06.2007. (Attested Copy)
7. Sale Deed Vasika No. 8157 dated 12.07.2007. (Original)
8. Mutation No. 10859 dated 28.07.2007. (Attested Copy)
9. Sale Deed Vasika No. 4846 dated 29.05.2007. (Original)
10. Mutation No. 10831 dated 09.06.2007. (Attested Copy)
11. Partition Mutation No. 10853 dated 14.07.2007. (Attested Copy)
12. Sale Deed Vasika No. 4099 dated 18.05.2007. (Original)
13. Mutation No. 10810 sanctioned on 28.05.2007. (Attested Copy)
14. Sale Deed Vasika No. 5486 dated 06.06.2007. (Original)
15. Mutation No. 10833 dated 09.06.2007. (Attested Copy)
16. Sale Deed Vasika No. 5488 dated 06.06.2007. (Original)
17. Mutation No. 10835 dated 09.06.2007. (Attested Copy)
18. Sale Deed Vasika No. 5487 dated 06.06.2007. (Original)
19. Mutation No. 10834 dated 09.06.2007. (Attested Copy)
20. Sale Deed Vasika No. 4102 dated 18.05.2007. (Original)
21. Mutation No. 10809 sanctioned on 28.05.2007. (Attested Copy)
22. Sale Deed Vasika No. 4101 dated 18.05.2005. (Original)
23. Mutation No. 10808 sanctioned on 28.05.2007. (Attested Copy)
24. Registered Joint Development Agreement vide Vasika No. 15186 dated 20.09.2012. (Self Attested Copy)
25. Registered Joint Development Agreement vide Vasika No. 15186 dated 20.09.2012. (Self Attested Copy)
26. General Power of Attorney dated Vasika No. 271 dated 19.06.2012. (Self Attested Copy)
27. General Power of Attorney dated Vasika No. 272 dated 19.06.2012. (Self Attested Copy)
28. Board of Directors Resolution regarding mortgaging the said Property/Land. (Self Attested Copy)
29. Article of Association and Memorandum of the Land Owning Company. (Attested Copy)

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


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SCHEDULE OF THE PROPERTY

Group Housing Project known as "WINDCHANTS" admeasuring 23.43 acres situated at Sector-112, Gurgaon falling into Rect. No. 24, Killa No. 6/1(0-18), Rect. No. 25, Killa Nos. 1(3-17), 10(7-12), 11(7-12), 20/1(4-9), Rect. No. 4, Killa No. 15(8-0), Rect. No. 43, Killa Nos. 1/1(1-12), 10/23(1-12), Rect. No. 44, Killa Nos. 6/1(3-0), 3/2/2(1-18), 4/1(2-7), 7/2(3-4), 8/1(7-8), 2/2(7-14), 3/2/1(4-6), Rect. No. 24, Killa Nos. 6/2(2-14), 14(2-15), 15(8-0), 16(8-0), 17(8-0), 24(8-0), 25(8-0), 22(1-18), 23(7-14), Rect. No. 25, Killa No. 20/2(3-7), Rect. No. 44, Killa Nos. 2/1(1-8), 3/1(1-16), 4/2(5-13), 6/2(5-0), 5(8-0), 7/1(4-16), 14(8-0), 17(8-0), 16/1(5-18), Rect. No. 44, Killa No. 8/2(0-12), 9(8-0), 10/1(4-7), 16/1(1-0), 16/2(1-2) within the revenue estate of Village Chauma, Tehsil & District Gurgaon.

Dated: 25.03.2014
Place: GURGAON


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