

BAJAJ & BAJAJ ASSOCIATES

ADVOCATES & SOLICITORS

Chamber: 227, Civil Side, Eastern Wing, Tis Hazari, Delhi-110054.
Office: A-128, (Second Floor), New Friends Colony, New Delhi-110065.
Contact: 9213187809; 9811700978; e-mail: bajajnbajaj@gmail.com.

Ref. No. Sector36/2019/05

Dated 21.05.2019

REGD. AD/ COURIER

M/S SIGNATUREGLOBAL (INDIA) PVT. LTD.
UNIT NO. 1304, 13TH FLOOR
DR.GOPAL DAS BHAWAN
28 BARAKHAMBA ROAD
NEW DELHI-110001.

KIND ATTN: MR. RAVI AGGARWAL

Dear Sir,

As per your instructions we are submitting the legal search report as desired by you. We are also separately enclosing our bill towards the same.

LEGAL SEARCH REPORT OF TOTAL LAND MEASURING 25.531 ACRES IN SECTOR-36, SOHNA (VILLAGE HARIYAHERA, DISTT. GURGAON).

I. Search report is being prepared in respect of the land in following manner:

A. Title check of the land:

As per computer records of Jamabandi for 2012-2013 Balbir Singh son of Late Shri Ramswarup is an owner and cultivator of following land:-

Village	Khasra No.	Killa No.	Area K- M
Hariyahera	33	2/2	4- 0
		9	8- 0
		12	8- 0
		19	8- 0
		21	8- 0
		22	8- 0
	40	1	8- 0
		2	8- 0
		9	6- 9
		10	8- 0
		11	5- 2
		12	2- 5
	46	5/1	4- 16
		6/2	5- 0
		15/1	5- 0
		16/2	5- 0
		25/1/1	3- 6

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	4/2	4- 12
	7/1	4- 12
	14/2	4- 12
	17/1	4- 12
	Kita- 21	123 K 6 M

As per computer records of Jamabandi for 2012-2013 Ashok Kumar son of Late Shri Ramswarup is an owner and cultivator of following land:-

Village	Khasra No.	Killa No.	Area K- M
Hariyahera	33	25/2	3- 8
	40	5/1	6- 0
		5/2	2- 0
		6/2	3- 4
		15/3	6- 3
		6/1	4- 16
	41	1/2	1- 7
		9	8- 0
		11	8- 0
		12	8- 0
		19	8- 0
		20	8- 0
		21	8- 0
		22	3- 2
			5- 11
	46	3	8- 0
		4/1	3- 8
		7/2	3- 8
		8	8- 0
		13	8- 0
		14/1	3- 8
		17/2	3- 6
		18/2	5- 2
		19/1	0- 19
		Kita 23	118 K 6 M

As per computer records of Jamabandi for 2012-2013 Narendra Singh @ Narendra Kumar son of Late Shri Ramswarup is an owner and cultivator of following land:-

Village	Khasra No.	Killa No.	Area K- M
Hariyahera	32	9/2	1- 10
		10/2	7- 12

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	11/2	7- 12
	12	7- 14
	19	8- 0
	20/1	3- 16
	21/2	4- 0
	22	8- 0
41	1/1	6- 13
	2	8- 0
45	1/1	1- 12
	1/2/1	4- 4
	10/1	6- 0
	11/1	6- 0
	20/2	6- 0
	21/1	2- 16
46	25/1/2	2- 7
	5/2	3- 4
	6/1	3- 0
	15/2	3- 0
	16/1	3- 0
50	1/2/1	0- 5
	Kita- 22	104 K 5 M

As per computer records of Jamabandi for 2012-2013 Nihal Singh son of Late Shri Ramswarup is an owner and cultivator of following land:-

Village	Khasra No.	Killa No.	Area K- M
Hariyahera	33	5/2	5- 0
		6/1	3- 0
		7	8- 0
		8	8- 0
		13	8- 0
		18	8- 0
		23	8- 0
	40	3	8- 0
		8	5- 7
	45	2/2/1	5- 18
		1/2/2	2- 4
		2/1	1- 0
		10/1	2- 0
		11/2	2- 0
		20/1	2- 0
		9/2	6- 12

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		12/1	6- 12
		19/2	3- 0
		21/2	5- 4
		22/1	3- 0
	50	1/2/2	1- 17
		2/1/1	0- 2
		Kita 22	102 K 16 M

As per computer records of Jamabandi for 2012-2013 Kanwal Singh @ Kamal Singh son of Late Shri Ramswarup is an owner and cultivator of following land:-

Village	Khasra No.	Killa No.	Area K- M
Hariyahera	33	6/2	5- 0
		14	8- 0
		15	8- 0
		16	8- 0
		17	8- 0
		24	8- 0
		25/1	4- 12
	40	7/1	8- 0
		7/2	8- 0
		14/1	6- 9
		14/2	8- 0
		16/1	5- 2
		16/2	2- 5
	45	2/2/2	1- 2
		3/1	0- 14
		9/1	1- 8
		12/2	1- 8
		3/2	4- 16
		8	5- 0
		19/1	5- 0
		22/2	5- 0
	50	2/1/2	
		Kita- 21	112 K 11 M

B. LIST OF RELIANCES

- i. Revenue Records maintained by Revenue Department
- ii. Copy of Jamabandi, Intakal
- iii. Aks Sizra
- iv. Release Deed/Relinquishment Deed
- v. Collaboration Agreement

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C. DETAILS OF CHARGES

S. NO.	NAME OF FINANCIAL INSTITUTION	AMOUNT OF LOAN (Rs.)	MORTGAGE OPEN/ CLOSED	DETAILS OF ASSET MORTGAGED
1.	RELIANCE FINANCE HOME	5,00,00,000/-	CLOSED	
2.	RELIANCE FINANCE HOME	19,50,00,000/-	CLOSED	
3.	TOYOTA FINANCIAL	27,00,000/-	OPEN	
4.	IDBI TRUSTEESHIP	85,00,00,000/-	OPEN	ALL MOVEABLES
5.	PUNJAB NATIONAL BANK	9,86,75,000/-	OPEN	ILD CENTRE
6.	PUNJAB AND SIND BANK	23,60,98,000/-	OPEN	PROPERTY UNDER REPORT
7.	IDBI TRUSTEESHIP	65,00,00,000/-	OPEN	TO BE CLARIFIED FROM SELLER
8.	PUNJAB AND SIND BANK	24,92,00,000/-	OPEN	TO BE CLARIFIED FROM SELLER

D. LEGAL CASES

S. N O.	CASE TITLE	NATU RE OF CASE	CASE NO.	NDOH	STAGE	NAME OF COURT
1.	SUDHIR BHAT VS ILD PVT. LTD.	138 NI ACT	CC-239/2019	12.06.2019	FRAMIN G OF NOTICE	JUDICIAL MAGISTRAT E 1 ST CLASS, GURGAON
2.	HYPE N HIKE ADVERTISING INC. VS ILD PRIVATE LTD.	138 NI ACT	CC-45697/2018	23.05.2019	COMPLA INANT EVIDENC E	JUDICIAL MAGISTRAT E 1 ST CLASS GURGAON
3.	HYPE N HIKE ADVERTISING INC. VS ILD PRIVATE LTD.	138 NI ACT	CC-45695/2018	23.05.2019	COMPLA INANT EVIDENC E	JUDICIAL MAGISTRAT E 1 ST CLASS GURGAON
4	AMIT YADAV VS (1) SALAM JALALUDIN AKBAR (2) ILD (3) ALIMUDDIN RAFI AHMED CHAIRMAN (4) VIPAN KUMAR (5) ZOYA ALIM	138 NI ACT		12.07.2019	COMPLA INANT EVIDENC E	JUDICIAL MAGISTRAT E 1 ST CLASS GURGAON
5.	SANDEEP CARRIER VS (1) SAHYOG	SUIT FOR		DECREE PASSED IN	STATUS OF	

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TECHNOBUILD LTD. (2) SANJAY AGGARWAL (3) MANJOT YADAV (4) ILD PVT. LTD. (5) ALIMUDDIN (6) ILD MILLENIUM	RECOVER ERY OF RS, 14,10, 000/-		THE MATTER AGAINST DEFENDAN T NO. 1	APPEAL IS TO BE VERIFIED FROM BUYER	
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CASES BEFORE HARYANA ESTATE REGULATORY AUTHORITY GURGAON:-

INTERNATIONAL LAND DEVELOPER PVT. LTD. VS INTERNATIONAL LAND DEVELOPERS PVT. LTD. COMPLAINT NO. 2063/2018	SINCE PROJECT WAS NOT REGISTERED U/S 59 OF REAL ESTATE (REG. & DEVT.) ACT, 2016, NOTICE FOR VIOLATION OF SECTION 3(1) OF THE ACT TO BE ISSUED. COMPLAINT DISMISSED IN DEFAULT VIDE ORDER DATED 20.03.2019.
VIBHOR GOEL VS CMD, ILD PVT. LTD. RERA-GRG-373/2018	PROJECT 'ARETE' SECTOR 33, CASE DISPOSED OFF WITH THE DIRECTION TO REFUND THE AMOUNT.
VISHAL AGGARWAL VS ILD PRIVATE LTD. RERA-GRG-749/2018	PROJECT NOT REGISTERED NOTICE ISSUED UNDER SECTION 3(1) OF THE ACT. COMPLAINT DISMISSED BEING PRE- MATURE.
DR. BHARTI VS ILD MELLINIUM COMPLAINT 503/2018	MATTER SETTLED WITH COMPLAINANT.
TANU MANGLA VS ILD MILLENIUM COMPLAINT 680/2018	COMPLAINT WITHDRAWN WITH LIBERTY TO FILE AFRESH.

CASES BEFORE NCLT, DELHI HIGH COURT AND SUPREME COURT

GAUTAM JAIN VS ILD PRIVATE LTD. IB)-538(ND)/ 2017	NCLT PETITION UNDER SECTION 9 OF INSOLVENCY ACT. AMOUNT CLAIMED RS. 659900/- IRP WAS APPOINTED.
ILD PRIVATE LTD. VS GAUTAM JAIN WP(C) 3123/2018	MATTER BEFORE HIGH COURT SEEKING SETTLEMENT BEFORE NCLT. PETITION DISPOSED OFF WITH DIRECTIONS.
ILD VS GAUTAM JAIN BEFORE HON'BLE SUPREME COURT	HON'BLE SUPREME COURT ALLOWED MATTER TO BE COMPOUNDED WITH PETITIONER.

CASES BEFORE DISTRICT FORUM, STATE COMMISSION AND NATIONAL COMMISSION

SUNITA TANK & ANR. VS ILD PVT. LTD. CC NO. 539/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
SANJEEV KUMAR & ANR. VS ILD PVT. LTD.	NOTICE ISSUED TO ILD FOR 09.10.2019

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CC NO. 540/2019 BEFORE NATIONAL COMMISSION	
ALOK MEHROTRA & ANR. VS ILD PVT. LTD. CC NO. 541/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
BHUPENDRA KUMAR SHARMA & ANR. VS ILD PVT. LTD. CC NO. 542/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
AMIT SHARMA & ANR. VS ILD PVT. LTD. CC NO. 543/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
RAHUL VASANT KADAM VS ILD PVT. LTD. CC NO. 544/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
VASANT GANPAT KADAM & ANR. VS ILD PVT. LTD. CC NO. 545/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
SOM CHAKRABARTY VS ILD PVT. LTD. CC NO. 546/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
MANDAL TAPAN KUMAR VS ILD PVT. LTD. CC NO. 547/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 09.10.2019
VIKAS BHADORIA VS ILD PVT. LTD. CC NO. 573/ 2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 13.09.2019
SURESH SAREEN & ANR. VS ILD PVT. LTD. CC NO. 683/2019 BEFORE NATIONAL COMMISSION	NOTICE ISSUED TO ILD FOR 14.10.2019.

LEGAL OPINION AND OBSERVATION:

1. As per the revenue record for the period 2012-13 ownership is vested in Balbir Singh, Ashok Kumar, Narendra Singh @ Narendra Kumar, Nihal Singh and Kanwal Singh all sons of Late Shri Ramswarup. Subsequently Balbir Singh has expired and thus his property devolves upon his legal heirs.
2. As per revenue record Kanwal Singh is son of Late Shri Ramswarup, however, in sanction letter his name is appearing as Kamal Singh.
3. Part of land has been mortgaged with Punjab and Sind Bank for the sum 23,60,98,000/- and the same finds mentioned in revenue record.
4. There have been other seven mortgage/charge registered against ILD Private Limited and the details have been mentioned hereinabove. Clarification should be sought from ILD Private Limited about the following charges created against them:-

IDBI TRUSTEESHIP	65,00,00,000/-	OPEN	TO BE CLARIFIED FROM SELLER
PUNJAB AND SIND BANK	24,92,00,000/-	OPEN	TO BE CLARIFIED

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ADVOCATES & SOLICITORS

			FROM SELLER
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5. There have been numerous litigations against ILD Developers Pvt. Ltd., few of them have been detailed hereinabove, besides the same there can be several other litigations being pending/filed against ILD Developers Pvt. Ltd.

D. CONCLUSION ON TITLE OF PLOT

1. Title of Plot is not in dispute, owners have not been found to have filed any litigation against Developer ILD Pvt. Ltd. and neither the Developers have filed any litigation against owners.
2. That no interse litigation between owners was traceable.
3. Part of plot has been mortgaged with bank.

E. CONCLUSION ON LEGAL CASES

1. There have been numerous cases filed against ILD Developers Pvt. Ltd., said cases can be in respect of present project launched by ILD Developers Pvt. Ltd.
2. There have been cases under section 138 NI Act filed against ILD Developers Pvt. Ltd and its Directors.
3. Haryana Real Estate Regulatory Authority has been approached by numerous buyers against ILD, few of the cases were traced, however there may be few other cases.
4. Crime Investigation online portal with the name "Cobra Post" has carried secret investigation against ILD and in its report it has been stated that ILD is accepting huge amount of black money in the sale of property. Said report is under consideration and thus in future there is a possibility that the ILD and its Directors might be booked under appropriate provisions.

for:


(BAJAJ & BAJAJ ASSOCIATES)
ADVOCATES

DISCLAIMER:

The above opinion has been rendered strictly as per the information and documents available and as per our interpretation and understanding of the effect of the same as per the current status of relevant laws and provisions in relation thereto. We owe no responsibility whatsoever if the construction put up by the necessary quarters is different from our interpretation.