

# AMANDEEP SINGH ADVOCATE

OFFICE: 4B/20, GF, TILAK NAGAR NEW DELHI-110018

Mob: 9871799458

Date: 04/03/2020

## TO WHOM SO EVER IT MAY CONCERN

**Sub:-** Legal opinion/search report on the title with respect to the following land of M/s R.C. Sood and Company Private Limited having registered office at 10<sup>th</sup> Floor, EROS Corporate Tower, Nehru Place, New Delhi-19.

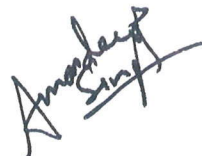
## SCHEDULE OF LAND

S. No.	Sale Deed No.	Village	Rect. No.	Khasra No.	Project Land	
					K	M
1.	Vasika No. 9121 dated 16.03.1992	Badshahpur	23	4/2	5	16
	Order dated 25.02.2011 in Case No. 446 of 2010 passed by the Hon'ble High Court of Delhi, in the matter of RJS and Others V/s M/s R.C. Sood and Company Private Limited.			7	8	0
				8/1Min.	0	15
				8/2Min.	4	16
				13	8	0
				14	8	0
				Total	35	7
					4.4187 Acres	

### CONVERSION TABLE:

1 Kanal: 20 Marla

1 Acre: 8 Kanal



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For ADVANCE INDIA PROJECTS LIMITED



Authorised Signatory

**AMANDEEP SINGH  
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I have scrutinized the documents and have also searched the registration records of Sub-Registrar office Gurugram and Badshapur regarding the above mentioned property and I found as under:-

**DEVOLUTION OF PROJECT LAND**

I. Land admeasuring 21 Kanal 16 Marla comprised in Rectangle No. 23 Khasra Nos. 4/2 (5-16), 7 (8-0) and 13 (8-0) situated in village Badshahpur, Sub-Tehsil Badshahpur (earlier Gurgaon) and District Gurugram (Earlier known as Gurgaon), Haryana.

i. As per the Revenue Records (Jamabandi) for the years 1985-86, land admeasuring 24 Kanal comprised in Rectangle No. 23 Khasra Nos. 4 (8-0), 7 (8-0) and 13 (8-0) was recorded in the ownership of Tuleram S/o Bhupan. (Khewat No. 634, Khata No. 767).

As recorded in this Jamabandi, Tuleram mortgaged land admeasuring 7 Kanal comprised in Rectangle No. 23 Khasra No. 4 min. (7-0) in favour of Gurgaon Co-Operative Land Bank for a sum of Rs. 9,000/-. (recorded vide Report dated 23.05.1988 bearing No. 568).

ii. As per the Jamabandi for the years 1990-91, land admeasuring 24 Kanal comprised in Rectangle No. 23 Khasra Nos. 4 (8-0), 7 (8-0) and 13 (8-0) was recorded in the ownership of Tuleram S/o Bhupan. (Khewat No. 733, Khata No. 883).

For ADVANCE INDIA PROJECTS LIMITED

*Amit*

Authorised Signatory

*Amandeep Singh*

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As recorded in this Jamabandi, Tuleram sold the above mentioned entire land admeasuring 24 Kanal to M/s RJS Finance and Investment Private Limited vide Sale Deed dated 16.03.1992 bearing No. 9121 (Mutation No. 3507).

- iii. As per the Jamabandi for the years 1995-96, land admeasuring 24 Kanal comprised in Rectangle No. 23 Khasra Nos. 4 (8-0), 7 (8-0) and 13 (8-0) was recorded in the ownership of M/s RJS Finance and Investment Private Limited. (Khewat No. 889, Khata No. 1034).

As recorded in this Jamabandi:

- a. The mortgage created vide Report dated 23.05.1988 bearing No. 568 for a sum of Rs. 9,000/- in favour of Gurgaon Co-operative Land Bank was redeemed (recorded vide Report dated 07.02.1998 bearing No. 258).
- b. RJS Finance and Investment Private Limited mortgaged the above-mentioned entire land along with some other land parcels in favour of Oriental Bank of Commerce for a sum of Rs. 86,40,000/-. (recorded vide Report dated 11.02.1997 bearing No. 205).
- c. The mortgage created vide Report dated 11.02.1997 bearing No. 205 for a sum of Rs. 86,40,000/- in favour of Oriental Bank of Commerce was redeemed (recorded vide Report dated 14.11.2000 bearing No. 134).
- iv. As per the Jamabandi for the years 2000-01, land admeasuring 24 Kanal comprised in Rectangle No. 23 Khasra Nos. 4 (8-0), 7 (8-0) and 13 (8-0) was recorded in the ownership of M/s RJS Finance and Investment Private Limited. (Khewat No. 972, Khata No. 1101).

For ADVANCE INDIA PROJECTS LIMITED

*Amit F*

Authorised Signatory

*Amandeep Singh*

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As recorded in this Jamabandi:

- a. Declaration U/s 6 of The Land Acquisition Act, 1894, was made for acquisition of land comprised in Rectangle No. 23 Khasra No. 4 Min. (recorded vide Report dated 31.08.2001 bearing No. 556).
- b. Award bearing No. 14 dated 21.0.2003 was pronounced for acquisition of land admeasuring 2 Kanal 4 Marla comprised in Rectangle No. 23 Khasra No. 4/1 (2-4) (recorded vide Report dated 21.07.2003 bearing No. 712) (Mutation No. 6395).
- v. As per the Jamabandi for the years 2005-06, land admeasuring 21 Kanal 16 Marla comprised in Rectangle No. 23 Khasra Nos. 4/2 (5-16), 7 (8-0) and 13 (8-0) was recorded in the ownership of M/s RJS Finance and Investment Private Limited. (Khewat No. 1038, Khata No. 1148).

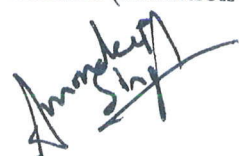
As recorded in this Jamabandi:

- a. Notification U/s 4 of The Land Acquisition Act, 1894, was made for acquisition of above-mentioned land (recorded vide Report dated 07.01.2009 bearing No. 339).
- b. Declaration U/s 6 of The Land Acquisition Act, 1894, was made for acquisition of above-mentioned land (recorded vide Report dated 16.12.2009 bearing No. 316).
- c. Vide Order dated 25.02.2011 in Case No. 446 of 2010 passed by the Hon'ble High Court of Delhi, in the matter of RJS & Others V/s R.C. Sood and Company Private Limited, the above-mentioned land admeasuring 21 Kanal 16 Marla was recorded in the ownership of M/s R.C. Sood and Company Private Limited (Mutation No. 8778)

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Thus, as per the present Jamabandi records, the above-mentioned land admeasuring 21 Kanal 16 Marla comprised in Rectangle No. 23 Khasra Nos. 4/2 (5-16), 7 (8-0) and 13 (8-0) is owned by M/s R.C. Sood and Company Private Limited

II. Land admeasuring 13 Kanal 11 Marla comprised in Rectangle No. 23 Khasra Nos. 8/1/2 (0-15), 8/2/2 (4-16) and 14 (8-0) situated in village Badshahpur, Sub-Tehsil Badshahpur (earlier Gurgaon) and District Gurugram (Earlier known as Gurgaon), Haryana.

- i. As per the Jamabandi for the years 1985-86, land admeasuring 16 Kanal comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16), 8/2 (7-4) and 14 (8-0) was recorded in the ownership of Tuleram S/o Bhupan. (Khewat No. 635, Khata No. 768).

As per this Jamabandi, the above-mentioned land parcels were mortgaged with Om Prakash S/o Chunni Lal.

As recorded in this Jamabandi:

- a. The mortgage created by Tuleram in favour of Om Prakash was redeemed after payment of Rs. 15,000/-. (Mutation No. 2966).
- b. Tuleram mortgaged land comprised in Rectangle No. 23 Khasra No. 14 (8-0) with Jai Narayan S/o Gokal Chand for a sum of Rs. 10,000/- vide document dated 23.05.1987 bearing No. 1223 (Mutation No. 2967).

For ADVANCE INDIA PROJECTS LIMITED

*Aman Singh*

Authorised Signatory

*Aman Singh*

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- c. Tuleram mortgaged land comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16) and 8/2 (7-4) with Jai Bhagwan S/o Gokal Chand for a sum of Rs. 10,000/- vide document dated 23.05.1987 bearing No. 1222 (Mutation No. 2968).
- d. The mortgage created on land comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16) and 8/2 (7-4) for a sum of Rs. 10,000/- in favour of Jai Bhagwan S/o Gokal Chand was redeemed (Mutation No. 3380).
- ii. As per the Jamabandi for the years 1990-91:
- (a) land admeasuring 8 Kanal comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16) and 8/2(7-4) was recorded in the ownership of Tuleram S/o Bhupan. (Khewat No. 733, Khata No. 883).
- (b) land admeasuring 8 Kanal comprised in Rectangle No. 23 Khasra No. 14 (8-0) was recorded in the ownership of Tuleram S/o Bhupan. (Khewat No. 734, Khata No. 884).

As recorded in this Jamabandi:

- a. The mortgage created on land comprised in Rectangle No. 23 Khasra No. 14 (8-0) for a sum of Rs. 10,000/- in favour of Jai Narayan S/o Gokal Chand was redeemed (Mutation No. 3499).
- b. Tuleram sold the above-mentioned entire land admeasuring 16 Kanal comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16), 8/2(7-4) and 14 (8-0) to M/s RJS Finance and Investment Private Limited vide Sale Deed dated 16.03.1992 bearing No. 9121 (Mutation No. 3507).

For ADVANCE INDIA PROJECTS LIMITED

*Aman Singh*

Authorised Signatory

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- iii. As per the Jamabandi for the years 1995-96, land admeasuring 16 Kanal comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16), 8/2(7-4) and 14 (8-0) was recorded in the ownership of M/s RJS Finance and Investment Private Limited. (Khewat No. 889, Khata No. 1034).

As recorded in this Jamabandi:


- a. M/s RJS Finance and Investment Private Limited mortgaged the above-mentioned entire land along with some other land parcels in favour of Oriental Bank of Commerce for a sum of Rs. 86,40,000/- (recorded vide Report dated 11.02.1997 bearing No. 205).
- b. The mortgage created vide Report dated 11.02.1997 bearing No. 205 for a sum of Rs. 86,40,000/- in favour of Oriental Bank of Commerce was redeemed (recorded vide Report dated 14.11.2000 bearing No. 134).

- iv. As per the Jamabandi for the years 2000-01 and 2005-06, land admeasuring 16 Kanal comprised in Rectangle No. 23 Khasra Nos. 8/1 (0-16), 8/2(7-4) and 14 (8-0) was recorded in the ownership of M/s RJS Finance and Investment Private Limited (Khewat No. 1038, Khata No. 1148).

As recorded in this Jamabandi:

- a. Notification U/s 4 of The Land Acquisition Act, 1894, was made for acquisition of above-mentioned land (recorded vide Report dated 07.01.2009 bearing No. 339).
- b. Declaration U/s 6 of The Land Acquisition Act, 1894, was made for acquisition of above-mentioned land (recorded vide Report dated 16.12.2009 bearing No. 316).

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- c. Vide Order dated 25.02.2011 in Case No. 446 of 2010 passed by the Hon'ble High Court of Delhi, in the matter of RJS & Others V/s M/s R.C. Sood and Company Private Limited, the above-mentioned land admeasuring 16 Kanal was recorded in the ownership of M/s R.C. Sood and Company Private Limited (Mutation No. 8778).
- d. Notification U/s 4 of The Land Acquisition Act, 1894, was made for acquisition of land comprised in Rectangle No. 23 Khasra No. 8 min. (recorded vide Report dated 20.04.2011 bearing No. 772).
- e. Declaration U/s 6 of The Land Acquisition Act, 1894, was made for acquisition of land comprised in Rectangle No. 23 Khasra No. 8 min. (recorded vide Report dated 13.04.2012 bearing No. 1035).
- f. Award bearing No. 45 dated 27.02.2013 was pronounced for acquisition of land admeasuring 2 Kanal 9 Marla comprised in Rectangle No. 23 Khasra Nos. 8/1/1 (0-1) and 8/2/1 (2-8) (recorded vide Report dated 27.02.2013 bearing No. 827) (Mutation No. 10338).

Thus, as per the present Jamabandi records, land admeasuring 13 Kanal 11 Marla comprised in Rectangle No. 23 Khasra Nos. 8/1/2 (0-15), 8/2/2 (4-16) and 14 (8-0) is owned by M/s R.C. Sood and Company Private Limited.

## Grant of License

Director Town and Country Planning Haryana also issued License No. 197 of 2008 in respect of land bearing rectangle number 23 having Khasra Nos. 4/2 (5-16), 7 (8-0), 13

For ADVANCE INDIA PROJECTS LIMITED

*Aminder*

Authorised Signatory

*Amandeep Singh*

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(8-0), 8/1/2 (0-15), 8/2/2 (4-16) and 14 (8-0) situated within the revenue estate of village Badshapur, Tehsil & District Gurugram.

## Evidence of Possession

That from the perusal of & sale deed & revenue documents (as mentioned hereinabove), it is quite clear that M/s R.C. Sood and Company Private Limited is the absolute owner and in possession of the above said property as per records.

## Encumbrance Certificate

That I have inspected the record of Registrar Office Gurugram & Badshapur and also revenue record regarding the above mentioned said land and found that M/s R.C. Sood and Company Private Limited have entered collaboration agreement with Advance India Projects Limited having its registered office at 232- B, Fourth Floor, Okhla industrial Estate -III, New Delhi-20, duly registered with sub registrar Gurugram vide number 11424 dated 31-12-2018 and other than this M/s R.C. Sood and Company Private Limited have not created any charge by way of sale, leased, mortgage, etc. or otherwise till date as per records and the same is free from all sorts of encumbrances.

## Certificate of Title

On the basis of my scrutiny of the documents and search conducted by me, I hereby certify that in my opinion:

- 1: M/s R.C. Sood and Company Private Limited have a valid clear & marketable title of ownership in the above said land.
- 2: M/s R.C. Sood and Company Private Limited can execute valid sale deed, gift deed, mortgage deed, agreement, etc and any type of deeds to whom they likes.
- 3: The above stated said land is not subject to any claim of minor or any other claim.

For ADVANCE INDIA PROJECTS LIMITED



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**AMANDEEP SINGH**  
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Opinion of the Lawyer

That in my opinion the above stated said land is free from all sorts of encumbrances, attachments and has not been sold till date as per records and the above said applicant company have absolute and clear marketable title in the above said land.

Yours Sincerely,



Amandeep Singh  
Advocate

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