

To,

Dated : 22/02/2022

M/s Top Haven Developers Pvt. Ltd.

Subject: **LEGAL SCRUTINY REPORT IN REGARD TO Affordable Group Housing Project Known as "BODH 79", Being Developed on Land Measuring 4.30625 Acres, Within the Revenue Estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram.**

**Being Developed by M/s Top Haven Developers Pvt. Ltd., having CIN : U70109DL2020PTC373835. (As Developer & Title Holder)**

Sir,

I. Description of documents scrutinized:

S.N o.	Name of documents	Whether original certified/ Photocopy
1.	Sale Deed No. Dated 4281 13/09/2021 869 27/08/2010 3123 30/03/2011 3117 30/03/2011 3126 30/03/2011 3115 30/03/2011 3114 30/03/2011 3124 30/03/2011 3122 30/03/2011 All Registered with the office of Sub Registrar, Manesar.	Certified Copy
2.	Collaboration Agreement No.4827, Dated 24/09/2019 Registered with the office of Sub Registrar, Manesar.	Certified Copy
3.	Jamabandi Year 2009-2010.	Certified Copy
4.	Jamabandi Year 2019-2020.	Certified Copy
5.	Mutation No.3831, 3859, 3905, 3906, 3908, 3909, 3910, 3912, 3914, 4682, 4776, 4888.	Certified Copy
6.	Khasra Zoning Map.	Copy
7.	Licence No.91 of 2021, Dated 10/11/2021 with further Transfer	Copy



	of Licence Letter, Dated 01/02/2022 in favor of M/s Top Haven Developers Pvt. Ltd.	
8.	Temp Project Id : 984 of the Year 2021 issued by Harera.	Copy

II. Description of Property/Properties:

Survey No.	Extent	Area	Location
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Land comprising of Rect. No.48, Killa No.24min south (2-0), Rect. No.58, Killa No.3/1min east (3-1), 3/2 (1-0), 3/3 (0-16), 4/1 (4-0), 8/1 (2-8), 8/2 (5-4), 9/1 (4-0), 12/2 (0-13), 12/3/1/1 (4-12), 13/1 (0-17), 13/2/1 (5-18) situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram.

Total Project Land 34 Kanal 09 Marla. Total area admeasuring 4.30625 Acres situated in the revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram.

III. Placing of Title for the last 13 years:

I, under signed has inspected the revenue and registration records with regards to the above property detailed in Schedule – II from the office of the Registrar, Manesar for the last 13 years and findings are as under: -

**Chain of Title for Land comprising of Rect. No.48, Killa No.24min south (2-0) ie. 02 Kanal situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**

That **M/s.Fabrizio Real Estates Pvt. Ltd.** was the owner of Land comprising of Rect. No.48, Killa No.24 (8-0) to the extent 29/32<sup>TH</sup> Share ie. 07 Kanal 05 Marla as per Jamabandi for the year 2009-10.

That M/s.Fabrizio Real Estates Pvt. Ltd. sold Land comprising of Rect. No.48, Killa No.24 (8-0) to the extent 29/32<sup>TH</sup> Share ie. 07 Kanal 05 Marla to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3123, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3905 is sanctioned in this regard.

That **M/s. Rizon Developers Pvt. Ltd.** was owner of Land comprising of Rect. No.48, Killa No.24 (8-0) to the extent 3/32<sup>TH</sup> Share ie. 15 Marla vide Sale Deed No.869, Dated 27/08/2010 Registered with the office of Sub Registrar, Manesar. Mutation No.3859 is sanctioned in this regard.



Thereafter name of M/s. Rizon Developers Pvt. Ltd. was changed to M/s. KJS Colonizers LLP and the same was incorporated in revenue records vide Mutation No.4682.

Also name of M/s. Sterling Infrastructure Pvt. Ltd. was changed to M/s. Sterling Infrastructure LLP and the same was incorporated in revenue records vide Mutation No.4776.

That M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.) and M/s. KJS Colonizers LLP (Previously Known as M/s. Rizon Developers Pvt. Ltd.) jointly sold Land comprising of Rect. No.48, Killa No.24min south (2-0) ie. 02 Kanal out of Total Land 08 Kanal to M/s Top Haven Developers Pvt. Ltd. vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard. It is pertinent to mention that Vide Mutation No.4888, Rect. No.48, Killa No.24min south (2-0) has been bifurcated to Rect. No.48, Killa No.24/2 (2-0).

**Chain of Title for Land comprising of Rect. No.58, Killa No.3/1min east (3-1) ie. 03 Kanal 01 Marla situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**

That Dharampal, Jaidev Ss/o Prabhu were owners of Land comprising of Rect. No.58, Killa No.3/1 (4-7) ie. 04 Kanal 07 Marla as per Jamabandi for the year 2009-10. They sold the said land to M/s. Sterling Infrastructure Pvt. Ltd. vide Sale Deed No.3117, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3914 is sanctioned in this regard.

That M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.) sold Land comprising of Rect. No.58, Killa No.3/1min east (3-1) ie. 03 Kanal 01 Marla out of Total Land 04 Kanal 07 Marla to M/s Top Haven Developers Pvt. Ltd. vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard. It is pertinent to mention that Vide Mutation No.4888, Rect. No.58, Killa No.3/1min east (3-1) has been bifurcated to Rect. No.58, Killa No.3/1/2 (3-1).

**Chain of Title for Land comprising of Rect. No.58, Killa No.3/2 (1-0), 4/1 (4-0) ie.05 Kanal situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**



That **Harnarain, Ramkishan Ss/o Shaulal (Owners of 2/3<sup>TH</sup> Share), Smt.Gogli (widow), Smt.Parameshwari, Smt.Banarsi, Smt.Sona, Smt.Krishna Ds/o Rajaram (Owners of 1/7<sup>TH</sup> Share), Ved Prakash, Subhash Ss/o Rajaram (Owners of 4/21<sup>TH</sup> Share)** were owners of Land comprising of Rect. No.58, Killa No.3/2 (1-0), 4/1 (4-0) ie.05 Kanal as per Jamabandi for the year 2009-10. They sold the said land to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3126, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3906 is sanctioned in this regard.

That **M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.)** sold Land comprising of Rect. No.58, Killa No.3/2 (1-0), 4/1 (4-0) ie.05 Kanal to **M/s Top Haven Developers Pvt. Ltd.** vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard.

**Chain of Title for Land comprising of Rect. No.58, Killa No.3/3 (0-16), 8/1 (2-8), 12/3/1/1 (4-12), 13/2/1 (5-18) ie.13 Kanal 14 Marla situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**

That Jagmal Singh S/o Kundan was owner of Land comprising of Rect. No.58, Killa No.3/3 (0-16), 8/1 (2-8), 12/3 (6-13), 13/2 (6-15) to the extent 1/2<sup>TH</sup> Share ie. 08 Kanal 06 Marla as per Jamabandi for the year 2009-10. He sold the said land to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3114, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3908 is sanctioned in this regard.

That Maniram S/o Kundan was owner of Land comprising of Rect. No.58, Killa No.3/3 (0-16), 8/1 (2-8), 12/3 (6-13), 13/2 (6-15) to the extent 1/2<sup>TH</sup> Share ie. 08 Kanal 06 Marla as per Jamabandi for the year 2009-10. He sold the said land to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3115, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3909 is sanctioned in this regard.

That **M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.)** sold Rect. No.58, Killa No.3/3 (0-16), 8/1 (2-8), 12/3/1/1 (4-12), 13/2/1 (5-18) ie.13 Kanal 14 Marla to **M/s Top Haven Developers Pvt. Ltd.** vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard.

**Chain of Title for Land comprising of Rect. No.58, Killa No.8/2 (5-4), 13/1 (0-17) ie. 06 Kanal 01 Marla situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**



That Parmanand S/o Hari Singh was owner of Rect. No.58, Killa No.8/2 (5-4), 13/1 (0-17) ie. 06 Kanal 01 Marla as per Jamabandi for the year 2009-10. He sold the said land to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3124, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3912 is sanctioned in this regard.

That **M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.)** sold Rect. No.58, Killa No.8/2 (5-4), 13/1 (0-17) ie. 06 Kanal 01 Marla to **M/s Top Haven Developers Pvt. Ltd.** vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard.

**Chain of Title for Land comprising of Rect. No.58, Killa No.9/1 (4-0), 12/2 (0-13) ie.04 Kanal 13 Marla situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram**

That Rampratap, Ranbir Singh, Satbir Singh, Satpal Ss/o Shiv Lal were owners Land comprising of Rect. No.58, Killa No.9/1 (4-0), 12/2 (0-13) ie.04 Kanal 13 Marla as per Jamabandi for the year 2009-10. They sold the said land to **M/s. Sterling Infrastructure Pvt. Ltd.** vide Sale Deed No.3122, Dated 30/03/2011 Registered with the office of Sub Registrar, Manesar. Mutation No.3910 is sanctioned in this regard.

That **M/s. Sterling Infrastructure LLP (Previously Known as M/s. Sterling Infrastructure Pvt. Ltd.)** sold Rect. No.58, Killa No.9/1 (4-0), 12/2 (0-13) ie.04 Kanal 13 Marla to **M/s Top Haven Developers Pvt. Ltd.** vide Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar. Mutation No.4888 is sanctioned in this regard.

In this way **M/s Top Haven Developers Pvt. Ltd.** is owner of Land comprising of Rect. No.48, Killa No.24min south (2-0), Rect. No.58, Killa No.3/1min east (3-1), 3/2 (1-0), 3/3 (0-16), 4/1 (4-0), 8/1 (2-8), 8/2 (5-4), 9/1 (4-0), 12/2 (0-13), 12/3/1/1 (4-12), 13/1 (0-17), 13/2/1 (5-18) situated within the Revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram.

**Total Project Land 34 Kanal 09 Marla. Total area admeasuring 4.30625 Acres situated in the revenue estate of Village Naurangpur, Sector-79, Tehsil Manesar, Gurugram.**

**Prior to execution of Sale Deed No.4281, Dated 13/09/2021 Registered with the office of Sub Registrar, Manesar, M/s. KJS Colonizers LLP and M/s. Sterling Infrastructure LLP had entered into a Collaboration Agreement**



**No.4827, Dated 24/09/2019** Registered with the office of Sub Registrar, Manesar for developing of an Affordable Group Housing Project over the mentioned project land and accordingly they had obtained **Licence No.91 of 2021, Dated 10/11/2021 from DTCP, Haryana.**

That DTCP Haryana has transferred Licence No.91 of 2021, Dated 10/11/2021 vide **Transfer of Licence Letter**, Dated 01/02/2022 in favor of **M/s Top Haven Developers Pvt. Ltd.**

**That the Approval of Building Plans have been applied with DTCP, Haryana, but they are yet to sanctioned.**

That Harera has assigned Temp Project Id : 984 of the Year 2021 to the said project, Final Rera Certificate is awaited till the time of preparation of the report.

**That as per the Khasra Zoning Map the above mentioned project land is demarcated and adjacent to each other.**

Certificate of Title:

On the basis of my scrutiny of the documents mentioned in Schedule – I, I certify as under: -

1. I certify that M/s. Top Haven Developers Pvt. Ltd., have clear and marketable title to the land as mentioned above. Therefore, M/s. Top Haven Developers Pvt. Ltd. can allot and sell the individual flats/units, duly constructed at group housing project at the project land to purposed buyers. Search was conducted on 22/02/2022 in the Sub Registrar, Office Manesar for the period 2009-2022. **No Registered Encumbrances were observed during the search.**
2. That the property is not subject to any minors or any other claims.

Place: Gurugram  
Date: 22/02/2022



Varun Singla  
Advocate



(Second party copy )

B Book Receipt for Non Registration Purpose

22-02-2022

No:4254

Sub Register Office :Manesar

Date :22-02-2022

Received with Thanks from **ADV VARUN SINGLA THRU POPINDER** resident of **GGM YEAR 2009 TO 2022** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(  
( Incharge)

