

ARUN KUMAR YADAV

ADVOCATE

Enrolment No.: P/34/1997

Office:

Chamber # 177, Block-C
Lawyers Chambers Bldg.
District & Sessions Court
Gurugram – 122 001.

Dated:25.11.2022

To

M/s Faith Buildtech Pvt. Ltd.

C-4, First Floor,
Malviya Nagar,
New Delhi-110017.

Subject: **LEGAL OPINION**

- A. LAND BEARING RECT. NO. 8 KILLA NO. 7(8-0), 8(7-1), 12(1-0), 13(8-0) 14(8-0), MEASURING 32 KANALS 01 MARLA i.e. 4.00625 ACRES, SITUATED IN REVENUE ESTATE OF MOHAMMADPUR GUJJAR, SECTOR 35, SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM.
1. That in the jamabandi for the year 2009-10 (**Annexure-1**), 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**), M/s Siddhanta Infracon Pvt. Ltd. to the extent of 19/21 share & M/s Gulmohar Realbuild Pvt. Ltd to the extent of 2/21 share are reflected to be co-owners in possession of the aforesaid land holding.
 2. That in the jamabandi for the year 2009-10 (**Annexure-1**) the land is reflected in the ownership and possession of Arti Khandelwal to the extent of 30/79 share, Smt. Anjali to the extent of 10/79 share, Smt. Rukmani Devi to the extent of 14/79 share, Smt. Sangeeta wife of Sh. Jagdish to the extent of 15/158 share, Smt. Usha Malik to the extent of 15/158 share, Sugandho Devi to the extent of 5/79 share, Smt. Bedan to the extent of 5/79 share. The jamabandi reflects mutation No.855 and 860 of sale and 810 of partition.

3. That Smt. Aarti Khandelwal wife of Parmil Khandelwal to the extent of 352/1008 share, Smt. Sugandho Devi wife of Brijkishore to the extent of 80/1008 share, Smt. Anjali wife of Ajit Kumar to the extent of 160/1008 share, Smt. Bedan wife of Sukhlal to the extent of 80/1008 share, Smt. Sangita wife of Jagdish to the extent of 120/1008 share & Smt. Usha Malik wife of Dilbagh Ram Malik to the extent of 96/1008 share have sold their respective share in killa No.8//7(8-0), 8(8-0), 9(4-4), 12(6-4), 13(8-0), 14(8-0), 15/1(6-0) & 15/2(2-0) measuring 50 kanals 8 marlas to the extent of 912/1008 share i.e. 45K 12M, in favour of M/s Sidhantha Infracon Pvt. Ltd., vide sale deed bearing vasika No.3545 dated 16.08.2012. Mutation of this sale was duly entered and sanctioned bearing No.855(**Annexure-4**).
4. That Smt. Rukmani Devi wife of Somnath to the extent of 96/1008 share has sold her respective share in killa No.8//7(8-0), 8(8-0), 9(4-4), 12(6-4), 13(8-0), 14(8-0), 15/1(6-0) & 15/2(2-0) measuring 50 kanals 8 marlas to the extent of 96/1008 share i.e. 04K 16M, in favour of M/s Gulmohar Realbuild Pvt. Ltd. vide sale deed bearing vasika No.4754 dated 19.10.2012. Mutation of this sale was duly entered and sanctioned bearing No.860(**Annexure-5**).
5. That in the jamabandi for the year 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**), M/s Sidhantha Infracon Pvt. Ltd. is reflected to be co-owner of 19/21 share and M/s Gulmohar Realbuild Pvt. Ltd. is reflected to be co-owner of 2/21 share, both the co-owners have gifted land bearing killa No.8//8/2(0-19), 12/1(5-4), vide vasika No.7852/1 dated 28.10.2022 to Govt. of Haryana and mutation No.1025 (**Annexure-6**) was sanctioned in this regard. The land remained with the co-owners is **8//8/1(7-1), 12/2(1-0)**, but the same has not been reflected in the licence, even though the area is correctly mentioned.
6. That this opinion is being submitted in relation to the land measuring 32 Kanals 01 Marla situated in revenue estate of village Mohmmadpur Gujjar, Tehsil Sohna, District Gurugram subject matter of license bearing No.182 of 11.11.2022 (**Annexure-7**).

7. That M/s Sidhantha Infracon Pvt. Ltd. is co-owner of 19/21 share and M/s Gulmohar Realbuild Pvt. Ltd. is co-owner of 2/21 share, are full-fledged and lawful co-owners of the land bearing Rect. No. 8 Killa No. 7(8-0), 8/1(7-1), 12/2(1-0), 13(8-0) 14(8-0), measuring 32 Kanals 01 Marla situated in revenue estate of Mohammadpur Gujjar, Sector 35, Sohna, Tehsil Sohna, District Gurugram. Title held by the aforesaid co-owners being valid and marketable.

B. LAND BEARING RECT. NO. 7 KILLA NUMBERS 23(6-6) 17(0-3) 18(1-2) MEASURING 07 KANALS 11 MARLAS i.e. 0.94375 ACRES, SITUATED IN REVENUE ESTATE OF MOHAMMADPUR GUJJAR, SECTOR 35, SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM.

8. That in the jamabandi for the year 2009-10 (**Annexure-1**), 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**) the following persons are reflected to be owners in possession of the aforesaid land holding:-

- | | | |
|------|------------|----------|
| (i) | Neelam | ½ share |
| (ii) | Neetu Bala | ½ share. |

9. That both the above said owners i.e. Neelam and Neetu Bala sold their 1/2 share each in favour M/s Sidhantha Infracon Pvt. Ltd. out of killa No.7//14(2-10), 17(1-6), 18(8-0), 19(8-0), 20(8-0), measuring 27 kanals 16 marlas i.e. 13 kanals 18 marlas in khawat No.132 and out of killa No.7//11/1(3-11), 11/2(4-9), 12(8-0), 13(8-0), 23(7-18), measuring 31 kanals 18 marlas i.e. 15 kanals 19 marlas, admeasuring 29 kanals 17 marlas, vide registered sale deed vasika No.3548 dated 16.08.2012 and mutation of the said sale was entered and sanctioned bearing No.853 (**Annexure-8**). Remaining share was sold by Neelam and Neetu Bala to M/s Gulmohar Real Build Pvt. Ltd. out of the above said land, admeasuring 29 kanals 17 marlas, vide registered sale deed bearing vasika no.3543 dated 16.08.2012 and the mutation of the said sale was duly entered and sanctioned bearing No.854 (**Annexure-9**).

10. That the above said sale was duly incorporated in the jamabandi for the year 2014-15 and 2019-20, wherein M/s Sidhantha Infracon Pvt. Ltd. to the owner of 1/2 share and M/s Gulmohar Realbuild Pvt. Ltd. is reflected as co-owner of 1/2 share.
11. That this opinion is being submitted in relation to the land measuring 07 Kanals 11 Marlas situated in revenue estate of village Mohmmadpur Gujjar, Tehsil Sohna, District Gurugram subject matter of license bearing No.182 of 11.11.2022 (**Annexure-7**).
12. That M/s Sidhantha Infracon Pvt. Ltd. is co-owner of 1/2 share and M/s Gulmohar Realbuild Pvt. Ltd. is co-owner of 1/2 share, are full-fledged and lawful co-owners of the land bearing Rect. No. 7 Killa No. 17(0-3), 18(1-2), 23(6-6), measuring 07 Kanals 11 Marla situated in revenue estate of Mohammadpur Gujjar, Sector 35, Sohna, Tehsil Sohna, District Gurugram. Title held by the aforesaid co-owners being valid and marketable.
- C. LAND BEARING RECT. NO. 8 KILLA NOS. 16(2-0-7) 17(8-0), 18(8-0), 19(2-18), 22(4-13), 23(8-0), 24(8-0), 25(6-17), RECT. NO. 22, KILLA NO. 2(6-8), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 9(7-18), 10(0-9), 11(2-1), 12(8-0), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17/1(0-16), 17/2(2-8), 24(4-4), 25(7-16), RECT. NO. 25, KILLA NO. 5(1-3), MEASURING 169 KANALS 11 MARLAS 07 SARSAI, i.e. 21.19861 ACRES SITUATED IN REVENUE ESTATE OF MOHAMMADPUR GUJJAR, SECTOR 35, SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM.
13. That in the jamabandi for the year 2009-10 (**Annexure-1**), 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**), M/s Trinayan Infracon Pvt. Ltd. is reflected to be owner in possession of the aforesaid land holding.
14. That in the jamabandi for the year 2009-10 (**Annexure-1**) the land is reflected in the ownership and possession of Shanti Devi widow of Sh. Ramjidas Mangla is reflected as owner of 101 kanals 01 marla land being part and

parcel of Killa No.22//6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(5-10), 11(7-4), 12(8-0), 3(8-0), 14(8-0), 15(8-0), 16(8-0), 17/1(0-16), 17/2(2-8), 24(4-4), 25(7-16), 25//5(1-3) & Mukesh Kumar son of Sh. Ramji Das is reflected as owner of 101 kanals 09 marlas, being part and parcel of killa No.8//16(8-0), 17(8-0), 18(8-0), 19(7-16), 20(0-5), 21(1-16), 22(8-0), 23(8-0), 24(8-0), 25(8-0), 22//1(3-12), 2(8-0), 3(8-0), 4(8-0), 5(8-0).

15. That Smt. Shanti Devi sold her land holdings measuring 101 kanals 01 marlas to M/s Trinayan Infracon Pvt. Ltd. vide sale deed bearing vasika No.763 dated 30.04.2012 and mutation this sale was duly entered and sanctioned vide mutation No.827 (**Annexure-10**) and Mukesh Kumar sold her land holdings measuring 101 kanals 09 marlas to M/s Trinayan Infracon Pvt. Ltd. vide sale deed bearing vasika No.764 dated 30.04.2012 and mutation this sale was duly entered and sanctioned vide mutation No.826(**Annexure-11**) and it is M/s Trinayan Infracon Pvt. Ltd. who is owner in possession of land in question.
16. That M/s Trinayan Infracon Pvt. Ltd. gifted land bearing killa No.8//22/1(3-7), 22//2/1(1-12), 9/2(0-2), 10/2(5-1), 11/1(5-3), vide vasika No.7852/1 dated 28.10.2022 to Govt. of Haryana and mutation No.1025 (**Annexure-6**) was sanctioned in this regard. The land remained with the co-owners is **8//22/2(4-13), 22//2/2(6-8), 9/1(7-18), 10/1(0-9), 11/2(2-1)**, but the same has not been reflected in the licence, even though the area is correctly mentioned.
17. That this opinion is being submitted in relation to the land measuring 169 Kanals 11 Marlas 07 sarsai situated in revenue estate of village Mohmmadpur Gujjar, Tehsil Sohna, District Gurugram subject matter of license bearing No.182 of 11.11.2022 (**Annexure-7**).
18. That M/s Trinayan Infracon Pvt. Ltd. is full-fledged and lawful owner of the land bearing Rect. No.8 Killa Nos. 16(2-0-7) 17(8-0), 18(8-0), 19(2-18), 22(4-13), 23(8-0), 24(8-0), 25(6-17), Rect. No. 22, Killa No. 2(6-8), 3(8-0), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(8-0), 9(7-18), 10(0-9), 11(2-1), 12(8-0), 13(8-0), 14(8-0), 15(8-0), 16(8-0), 17/1(0-16), 17/2(2-8), 24(4-4), 25(7-16), Rect. No.

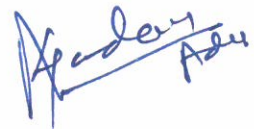
25, Killa No. 5(1-3), measuring 169 Kanals 11 Marlas 07 Sarsai, situated in revenue estate of Mohammadpur Gujjar, Sector 35, Sohna, Tehsil Sohna, District Gurugram. Title held by the aforesaid owner being valid and marketable.

- D. LAND BEARING RECT. NO. 7 KILLA NOS. 21(0-4) 22(0-4) 24(0-3), RECT. NO. 23, KILLA NO. 1(8-0), 2(8-0), 3(7-2), 8(5-16), 9(7-18) MEASURING 37 KANALS 07 MARLAS, i.e. 4.66875 ACRES, SITUATED IN REVENUE ESTATE OF MOHAMMADPUR GUJJAR, TEHSIL SOHNA, DISTRICT GURUGRAM.
19. That in the jamabandi for the year 2009-10 (**Annexure-1**), 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**), M/s Siddhanta Infracon Pvt. Ltd. owner in possession of the aforesaid land holding.
20. That in the jamabandi for the year 2009-10 (**Annexure-1**) the land is reflected in the co-ownership and possession of Arti Khendelwal to the extent of 280/1059 share, Smt. Manju Kapoor to the extent of 280/1059 share, Smt. Kamla Yadav to the extent of 419/1059 share and Smt. Neetu to the extent of 80/1059 share. The jamabandi reflects mutation No. 856.
21. That Smt. Aarti Khandelwal wife of Parmil Khandelwal to the extent of 280/1059 share, Smt. Kamla Yadav wife of Gajraj Yadav to the extent of 419/1059 share, Smt. Manju Kapoor wife of M. L. Kapoor to the extent of 280/1059 share and Smt. Neetu Bala wife of Jai Bhagwan to the extent of 80/1059 share, have sold their respective share in killa No.23//1(8-0), 2(8-0), 3(7-2), 8(5-16), 9(7-18), measuring 36 kanals 16 marlas and killa No.7//21(8-0), 22(8-0), 24(0-3), measuring 16 kanals 03 marlas, admeasuring 52 kanals 19 marlas, in favour of M/s Sidhantha Infracon Pvt. Ltd., vide sale deed bearing vasika No.3546 dated 16.08.2012. Mutation of this sale was duly entered and sanctioned bearing no.856 (**Annexure-12**).

22. That in the jamabandi for the year 2014-15 (**Annexure-2**) and 2019-20 (**Annexure-3**), M/s Sidhantha Infracon Pvt. Ltd. is reflected to be owner in possession of the land holding.
23. That this opinion is being submitted in relation to the land measuring 37 Kanals 07 Marla situated in revenue estate of village Mohmmadpur Gujjar, Tehsil Sohna, District Gurugram subject matter of license bearing No.182 of 11.11.2022 (**Annexure-7**).
24. That M/s Sidhantha Infracon Pvt. Ltd. is full-fledged and lawful owner of the land bearing Rect. No. 7 Killa Nos. 21(0-4) 22(0-4) 24(0-3), Rect. No.23, Killa No. 1(8-0), 2(8-0), 3(7-2), 8(5-16), 9(7-18) measuring 37 Kanals 07 Marlas situated in revenue estate of Mohammadpur Gujjar, Sector 35, Sohna, Tehsil Sohna, District Gurugram. Title held by the aforesaid co-owners being valid and marketable.
25. That I have also minutely examined the registration record for the last 13 years in the office of sub registrar, Sohna, pertaining to the aforesaid land. For verifying the registration record in its office requisite charges were deposited by me in the office of Sub Registrar, Sohna. Receipt pertaining to payment of the same has been appended with this opinion as **Annexure-13**.
26. After making verifications from the registration record, I have been able to locate only the following transaction pertaining to the aforesaid land:
 - (i) Memorandum of Understanding dated 07.11.2012 bearing vasika number 5102 executed between M/s Faith Buildtech Pvt. Ltd., AND M/s Trinayan Infracon Pvt. Ltd. AND M/s Siddhanta Infracon Pvt. Ltd. AND M/s Gulmohar Realbuild Pvt. Ltd. wherein they interse agreed to develop land detailed above. I have proceeded to obtain copy of the said document and the same has been appended to this opinion as **Annexure -14**.
 - (ii) Memorandum of Understanding dated 07.11.2012 bearing vasika number 5107 executed between M/s Faith Buildtech Pvt. Ltd. AND M/s

Trinayan Infracon Pvt. Ltd. AND M/s Siddhanta Infracon Pvt. Ltd. AND M/s Gulmohar Realbuild Pvt. Ltd. wherein they interse agreed to develop land detailed above. I have proceeded to obtain copy of the said document and the same has been appended to this opinion as **Annexure -15.**

- (iii) General Power of Attorney bearing vasika number 82 dated 11.10.2022 executed by M/s Trinayan Infracon Pvt. Ltd. AND M/s Siddhanta Infracon Pvt. Ltd. AND M/s Gulmohar Realbuild Pvt. Ltd. in favour of M/s Faith Buildtech Pvt. Ltd. Copy of the aforesaid General Power of Attorney has been supplied by M/s Faith Buildtech Pvt. Ltd. to me and the same has been appended to this opinion as **Annexure-16.**
 - (iv) General Power of Attorney bearing vasika number 83 dated 11.10.2022 executed by M/s Trinayan Infracon Pvt. Ltd. AND M/s Siddhanta Infracon Pvt. Ltd. AND M/s Gulmohar Realbuild Pvt. Ltd. in favour of M/s Faith Buildtech Pvt. Ltd. Copy of the aforesaid General Power of Attorney has been supplied by M/s Faith Buildtech Pvt. Ltd. to me and the same has been appended to this opinion as **Annexure-17.**
27. I have not been able to locate any other transaction in respect of aforesaid land in the registration records. Thus, in my opinion the title is being held aforesaid owners in respect of land described above and is valid and marketable and **M/s Sidhantha Infracon Pvt. Ltd., M/s Gulmohar Realbuild Pvt. Ltd., M/s Trinayan Infracon Pvt. Ltd.** are holding the land detailed above, subject matter of LOI No.182 dated 11.11.2022 to the extent of their share as detailed above and **M/s Faith Buildtech Pvt. Ltd.** is proceeding to undertake the implementation of the Project over the aforesaid land in a valid manner.



ARUN KUMAR YADAV
ADVOCATE

(Office copy)

B Book Receipt for Non Registration Purpose

25-11-2022

No:1049

Sub Register Office :सोहना

Date :25-11-2022

Received with Thanks from **ARUN KUMAR YADAV ADV** resident of **GGM** sum of Rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

25-11-2022

No:1049

Sub Register Office :सोहना

Date :25-11-2022

Received with Thanks from **ARUN KUMAR YADAV ADV** resident of **GGM** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

(Second party copy)

B Book Receipt for Non Registration Purpose

25-11-2022

No:1049

Sub Register Office :सोहना

Date :25-11-2022

Received with Thanks from **ARUN KUMAR YADAV ADV** resident of **GGM** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

Sub Register
Sohna