

फार्म संख्या 3 रजिस्ट्री

Sup

--No. 028

सब - रजिस्ट्रार विभाग जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

12/9/11

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Heem Dua Dew

प्राप्त हुई रकम का जोड़ और विवरण

11/1/2001 to till date

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं० पुस्तक नं० *11*

रजिस्ट्री होने के तिथि *11/1/2001* रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

पैसे	फीस	फीस	फीस	फीस
नकल	हिफाजत	तलाश	अनुवाद	कमीशन

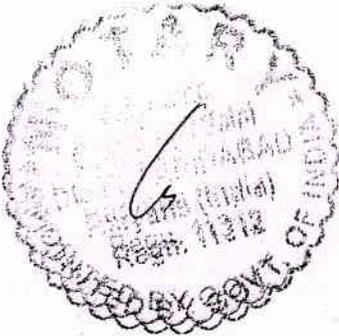


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Notary Faridabad (Haryana)

29 JUL 2017

ARUN ANAND DUA
ADVOCATE

BHAGYA NIWAS, 426, SECTOR-9,
FARIDABAD - 121006
Ph.: +91 9818689579

BY HAND

To,

Date: 12.9.2011

M/s Anu Shree Home Developers Private Limited,
A company incorporated and registered under the Companies Act, 1956.
Having its Office at Plot No. B 77, Ashoka Enclave, Part I,
Faridabad

Re: Legal Opinion and Title Verification of (1) Agricultural land bearing Khewat No. 111, Khatoni No. 144, Mustatil No. 5 Kila No. 8 (2 - 8), 13 (6 - 10), 14/2 (4 - 11) Total area measuring 13 Kanals 9 Marlas situated with in the revenue estate of Mouza Mrizapur, Tehsil and District Faridabad owned and possessed by M/s Anu Shree Home Developers Private Limited, a private limited company incorporated and registered under the Companies Act, 1956 having its Office at B 77, Ashoka Enclave, Part I, Faridabad by virtue of the registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 12827 dated 23.11.2005.

(2) Agricultural land bearing Khewat No. 101, Khatoni No. 134, vide Jamabandi 2000 - 2001, Mustatil No. 1 Kila No. 16 (1 - 2), 24 (1 - 4), 25 (7 - 9); Mustatil No. 2 Kila No. 21 (1 - 2), Mustatil No. 4 Kila No. 1/1 (5 - 16); Mustatil No. 5 Kila No. 4 (5 - 17), 5 (8 - 0), 6 (8 - 0), 7 (8 - 0), 14/1 (3 - 9), 15 (8 - 0) Total area measuring 57 Kanals 19 Marlas situated with in the revenue estate of Mouza Mrizapur, Tehsil and District Faridabad owned and possessed by M/s Anu Shree Home Developers Private Limited, a private limited company incorporated and registered under the Companies Act, 1956 having its Office at B 77, Ashoka Enclave, Part I, Faridabad by virtue of the registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 12829 dated 23.11.2005.

(3) Agricultural land bearing Khewat No. 110, Khatoni No. 143, Mustatil No. 5, Kila No. 17/1 (5 - 17), 17/2 (2 - 3), 24 (8 - 0) Total Area 16 Kanals situated

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with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad owned and possessed by M/s Anu Shree Home Developers Private Limited, a private limited company incorporated and registered under the Companies Act, 1956 having its Office at B 77, Ashoka Enclave, Part I, Faridabad by virtue of the registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 12830 dated 23.11.2005.

Sir,

As per instructions received I have gone through the title deeds of the aforesaid properties constituting of the photo copy of the sale deeds in favour of M/s Anu Shree Home Developers Private Limited duly registered with the office of Sub Registrar, Faridabad in respect of

(1) Agricultural land bearing Khewat No. 111, Khatoni Mo. 144, Mustatil No. 5 Kila No. 8 (2 - 8), 13 (6 - 10), 14/2 (4 - 11) Total area measuring 13 Kanals 9 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad

(2) Agricultural land bearing Khewat No. 101, Khatoni No. 134, vide Jamabandi 2000 - 2001, Mustatil No. 1 Kila No. 16 (1 - 2), 24 (1 - 4), 25 (7 - 9); Mustatil No. 2 Kila No. 21 (1 - 2), Mustatil No. 4 Kila No. 1/1 (5 - 16); Mustatil No. 5 Kila No. 4 (5 - 17), 5 (8 - 0), 6 (8 - 0), 7 (8 - 0), 14/1 (3 - 9), 15 (8 - 0) Total area measuring 57 Kanals 19 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad

(3) Agricultural land bearing Khewat No. 110, Khatoni No. 143, Mustatil No. 5 Kila No. 17/1 (5 - 17), 17/2 (2 - 3), 24 (8 - 0) Total area 16 Kanals situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad

My opinion regarding the same is as under:

The records of Sub Registrar, Faridabad were searched from 1.1.2001 - till date by depositing search fee of Rs. 10/- vide Receipt No. 28 dated 12.9.2011 (Receipt is enclosed herewith) and as made available revealed that (1) Agricultural land bearing Khewat No. 111, Khatoni No. 144, Mustatil No. 5 Kila No. 8 (2 - 8), 13 (6 - 10), 14/2 (4 - 11) Total area measuring 13 Kanals 9

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Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad is registered on the name of M/s Anu Shree Home Developers Private Limited and has not been transferred by way of sale, gift or registered mortgage as such the property in question is free from all sorts of registered legal encumbrances.

A perusal of the records revealed that Shri. Balbir S/o Shri. Bhagmal S/o Shri. Netram (¼ share), Smt. Javitri D/o Shri. Bhagmal S/o Shri. Netram (3/16 share), Shri. Nathimal @ Nathi (29/112 share) AND Shri. Amar Singh, Shri. Rajender, Shri. Bijender, Shri. Zile Singh, Shri. Sube Singh, Shri. Satbir Singh All S/o Shri. Adi.Mal S/o Shri. Bhagmal and Shri. Attar Singh (¼ share) S/o Shri. Balbir @ Birbal S/o Shri. Bhagmal, All R/o Village Mritzapur, Tehsil and District Faridabad were the registered owners of Agricultural land bearing Khewat No. 111, Khatoni No. 144, vide Jamabandi 2000 – 2001, Mustatil No. 5 Kila No. 8 (2 – 8), 13 (6 – 10), 14/2 (4 – 11) Total area measuring 13 Kanals 9 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad and they sold the said property measuring 13 Kanals 9 Marlas to Shri. M K Sharma S/o Shri. Babu Ram R/o House No. 56, Sector 8, Faridabad vide registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 2633 dated 24.5.2005.

That thereafter Shri. MK Sharma S/o Shri. Babu Ram R/o House No. 56, Sector 8, Faridabad sold the said property i.e. Agricultural land bearing Khewat No. 111, Khatoni No. 144, vide Jamabandi 2000 – 2001, Mustatil No. 5 Kila No. 8 (2 – 8), 13 (6 – 10), 14/2 (4 – 11) Total area measuring 13 Kanals 9 Marlas with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad to M/s Anu Shree Home Developers Private Limited, B 77, Ashoka Enclave I, Faridabad through its Director Shri. Yogesh Sharma vide registered sale deed duly registered with the Office of Sub Registrar, Faridabad bearing Document No. 12827 dated 23.11.2005 and Mutation No. 1057 has also been sanctioned in revenue records in respect of the said property in favour of M/s Anu Shree Home Developers Private Limited.

PART II:

A perusal of the records revealed that Shri. Balbir Singh S/o Shri. Bhagmal S/o Shri. Net Ram (½ share) and Smt Javitri D/o Shri. Bhagmal S/o Shri. Net Ram

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(¼ share) AND Shri. Nathi, Shri Amar Singh, Shri. Rajender, Shri. Bijender, Shri. Zile Singh, Shri. Sube Singh and Shri. Satbir Singh *All* S/o Shri. Adimal S/o Shri. Bhagmal (all 7 of ¼ share), All R/o Village Mritzapur, Tehsil and District Faridabad were the registered owners in possession of Agricultural land bearing Khewat No. 101, Khatoni No. 134, vide Jamabandi 2000 – 2001, Mustatil No. 1 Kila No. 16 (1 – 2), 24 (1 – 4), 25 (7 – 9); Mustatil No. 2 Kila No. 21 (1 – 2), Mustatil No. 4 Kila No. 1/1 (5 – 16); Mustatil No. 5 Kila No. 4 (5 – 17), 5 (8 – 0), 6 (8 – 0), 7 (8 – 0), 14/1 (3 – 9), 15 (8 – 0) Total 11 Kita, Total area measuring 57 Kanals 19 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad vide LR Mutation No. 1026 of late Shri. Cheetar @ Chatri AND LR Mutation No. 1027 of late Shri. Dhani Ram S/o Shri. Bhagmal.

That Shri. Balbir Singh S/o Shri. Bhagmal S/o Shri. Net Ram and Smt Javitri D/o Shri. Bhagmal S/o Shri. Net Ram AND Shri. Nathi, Shri Amar Singh, Shri. Rajender Shri. Bijender, Shri. Zile Singh, Shri. Sube Singh and Shri. Satbir Singh *All* S/o Shri. Adimal S/o Shri. Bhagmal *All* R/o Village Mritzapur, Tehsil and District Faridabad sold the said property i.e. Agricultural land bearing Khewat No. 101, Khatoni No. 134 vide Jamabandi 2000 – 2001 Mustatil No. 1 Kila No. 16 (1 – 2), 24 (1 – 4), 25 (7 – 9); Mustatil No. 2 Kila No. 21 (1 – 2), Mustatil No. 4 Kila No. 1/1 (5 – 16); Mustatil No. 5 Kila No. 4 (5 – 17), 5 (8 – 0), 6 (8 – 0), 7 (8 – 0), 14/1 (3 – 9), 15 (8 – 0) Total 11 Kita, Total area 57 Kanals 19 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad to Shri. Surender Singh S/o Shri. Bani Singh S/o Shri. Suraj Mal R/o House No. 1579, Sector 8, Faridabad and Shri. Mahender Kumar S/o Shri. Bani Singh S/o Shri. Suraj Mal R/o Village Sihi, Tehsil Ballabgarh, District Faridabad (¾ share) AND Shri. Deepak Gupta S/o Shri. TC Gupta, R/o House No. 1067, Sector 16, Faridabad (¼ share) vide registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 2632 dated 24.5.2005.

That thereafter Shri. Surender Singh S/o Shri. Bani Singh S/o Shri. Suraj Mal R/o House No. 1579, Sector 8, Faridabad and Shri. Mahender Kumar S/o Shri. Bani Singh S/o Shri. Suraj Mal R/o Village Sihi, Tehsil Ballabgarh, District Faridabad (¾ share) AND Shri. Deepak Gupta S/o Shri. TC Gupta, R/o House No. 1067, Sector 16, Faridabad (¼ share) sold the said property i.e. Agricultural land bearing Khewat No. 101, Khatoni No. 134 vide Jamabandi

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2000 – 2001 Mustatil No. 1 Kila No. 16 (1 – 2), 24 (1 – 4), 25 (7 – 9); Mustatil No. 2 Kila No. 21 (1 – 2), Mustatil No. 4 Kila No. 1/1 (5 – 16); Mustatil No. 5 Kila No. 4 (5 – 17), 5 (8 – 0), 6 (8 – 0), 7 (8 – 0), 14/1 (3 – 9), 15 (8 – 0) Total Area 57 Kanals 19 Marlas to M/s Anu Shree Home Developers Private Limited, B 77, Ashoka Enclave I, Faridabad through its Director Shri. Yogesh Sharma vide registered sale deed duly registered with the Office of Sub Registrar, Faridabad bearing Document No. 12, 829 dated 23.11.2005 and Mutation No. 1056 has also been sanctioned in revenue records in respect of the said property in favour of M/s Anu Shree Home Developers Private Limited.

PART III:

A perusal of the records revealed that (1) Shri. Nathmal S/o Shri. Adimal S/o Shri. Bhagmal (2) Shri. Attar Singh S/o Shri. Balbir S/o Shri. Bhagmal (3) Shri. Amar Singh S/o Shri. Adimal S/o Shri. Bhagmal All R/o Village Mritzapur, Tehsil and District Faridabad were the registered owners in possession of Agricultural land bearing Khewat No. 110, Khatoni No. 143, Mustatil No. 5 Kila No. 17/1 (5 – 17), 17/2 (2 – 3), Kila No. 24 (8 – 0) Total area 16 Kanals who sold the said property i.e. Agricultural land situated within the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad to Shri. Jagjit Singh S/o Shri. Gyanender Singh R/o Village Nawada Koh, Tehsil and District Faridabad vide registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 2, 634 dated 24.5.2005 and Mutation No. 1030 had been sanctioned in respect of the said property in favour of Shri. Jagjit Singh S/o Shri. Gyanender Singh R/o Village Nawada Koh, Tehsil and District Faridabad in revenue records.

That thereafter Shri. Jagjit Singh S/o Shri. Gyanender Singh R/o Village Nawada Koh, Tehsil and District Faridabad sold the said property i.e. Agricultural land bearing Khewat No. 110, Khatoni No. 143, vide Jjamabandi 2000 – 2001, Mustatil No. 5 Kila No. 17/1 (5 – 17), 17/2 (2 – 3), 24 (8 – 0) Total area measuring 16 Kanals situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad to M/s Anu Shree Home Developers Private Limited, B 77, Ashoka Enclave I, Faridabad through its Director Shri. Yogesh Sharma vide registered sale deed duly registered with the office of Sub Registrar, Faridabad bearing Document No. 12, 830 dated 23.11.2005 AND

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23 JUL 2017

Mutation No. 1058 has *also* been sanctioned in revenue records in respect of the said property in favour of M/s Anu Shree Home Developers Private Limited.

I have considered the documents as aforesaid and consisting of the photo copy of the sale deeds which reveals that the same are properly stamped and are duly registered and in view of the aforesaid, I am of the opinion that with the registration of the said sale deeds M/s Anu Shree Home Developers Private Limited. B77. Ashoka Enclave 1, Faridabad has acquired ownership rights in (1) Agricultural land bearing Khewat No. 111, Khatoni No. 144, Mustatil No. 5 Kila No. 8.(2 - 8), 13 (6 - 10), 14/2 (4 - 11) Total area measuring 13 Kanals 9 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad.

(2) Agricultural land bearing Khewat No. 101, Khatoni No. 134, vide Jamabandi 2000 - 2001, Mustatil No. 1 Kila No. 16 (1 - 2), 24 (1 - 4), 25 (7 - 9); Mustatil No. 2 Kila No. 21 (1 - 2), Mustatil No. 4 Kila No. 1/1 (5 - 16); Mustatil No. 5 Kila No. 4 (5 - 17), 5 (8 - 0), 6 (8 - 0), 7 (8 - 0), 14/1 (3 - 9), 15 (8 - 0) Total area measuring 57 Kanals 19 Marlas situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad

(3) Agricultural land bearing Khewat No. 110, Khatoni No. 143, Mustatil No. 5 Kila No. 17/1 (5 - 17) , 17/2 (2 - 3) , 24 (8 - 0) Total area measuring 16 Kanals situated with in the revenue estate of Mouza Mritzapur, Tehsil and District Faridabad, which is a marketable title. The said properties have not been transferred by way of sale, gift or registered mortgage as such the properties in question are free from all sorts of registered legal encumbrances.

Arun
(ARUN ANAND DUA)
Advocate

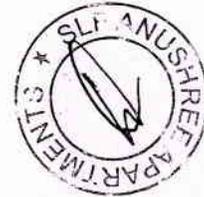


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