

Date: 23rd September, 2023

Client: Signatureglobal (India) Limited

Title Search Report

In respect of:

**LAND ADMEASURING 5.69 ACRES or 45 KANAL 10 MARLA,
SITUATED IN THE REVENUE ESTATE OF VILLAGE DHORKA,
TEHSIL & DISTRICT GURGAON, HARYANA (land schedule
attached herewith as schedule I).**

SUBMITTED BY

**SNG & PARTNERS
ADVOCATES & SOLICITORS
13, BABAR ROAD,
BENGALI MARKET,
NEW DELHI - 100 001
Website: www.sngpartners.in**

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BACKGROUND

SNG & Partners, Advocates and Solicitors having its office at One Bazar Lane, Bengali Market, New Delhi-110001 & amongst other places in India as well as abroad (hereinafter referred to as '**SNG**') has been assigned by **Signatureglobal (India) Limited**, having its registered office at 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, Connaught Place, New Delhi - 110001 (hereinafter referred to as '**Client**') in respect of title of land admeasuring 5.69 Acres or 45 Kanal 10 Marla comprised of Khewat/Khata no-88/92, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0), situated in the revenue estate of village Dhorka, Tehsil & District Gurugram, Haryana (hereinafter referred to as the "**the Property**").

GLOSSARY	
Term	Meaning
Acre	1 Acre = 4048 sq. mtr or 08 Kanal
Hectare	1 Hectare = 2.471 Acres or 10,000 sq mtr
Kanal	1 Kanal = 605 sq yards or 20 Marla
Marla	1 Marla = 30.25 sq yards
Client	Signatureglobal (India) Limited
SNG	SNG & Partners, Advocates & Solicitors
Land Owner	Signature Infrabuild Pvt Ltd
Khasra/Kila/ Survey Nos.	the identification number of land given by the concerned revenue authority.
The Property/Land/ Project Land	land admeasuring 5.69 Acres or 45 Kanal 10 Marla comprised of Khewat/Khata no-88/92, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0), situated in the revenue estate of village Dhorka, Tehsil & District Gurugram, Haryana
Report	Title Search report/Due diligence report in respect of the title of the Property
Project	The development/construction of commercial, amusement, industrial, institutional and residential on the Land.
Patwari	Government employee who keeps all the records in



	respect of land under his area.
Tehsil	The ultimate executive agency for land records and related administrative matters. Its chief official is called the <i>tehsildar</i> or less officially the <i>talukdar</i> or <i>taluka muktiarkar</i> .

METHODOLOGY

Based on the aforementioned scope of work, we have discussed the matter with **Signatureglobal (India) Limited** and perused various documents and caused searches to be made at various offices as hereinafter appearing.

SCOPE OF WORK / INFORMATION ACCUMULATED FROM VARIOUS AUTHORITIES VISITED

The opinion provided by **SNG & PARTNERS** are subject to the informations accumulated, search conducted, physical visit by the representative of SNG & PARTNERS to the following;

- At the Office of the concerned Sub-Registrar of Assurances, Tehsil & District Gurgaon, Haryana.
- Office of Revenue Authority, Village Dhorka, Tehsil & District Gurgaon, Haryana.
- Online ROC search at MCA portal with the concerned Registrar of Company.
- Online litigation search with the outsourced agency Karza Technologies.

MANDATE

Keeping in view of the above, **SNG & PARTNERS** has been assigned to conduct land due diligence covering the following;

1. To ascertain clear and marketable title of the owners qua the **Property**.

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2. To ascertain charge, encumbrances, mortgages if any, in relation to the **Property**, reflecting in the records of concerned Sub-Registrar of Assurances, Revenue Records, Land Acquisition Authority, Registrar of Companies etc.

SNG & PARTNERS has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein:

READER'S NOTE

Contents of the opinion are confidential and subject to legal professional privilege. Neither of this opinion nor of its contents be disclosed to any person other than client and their professional advisors nor it be referred to, quoted, or filed with any body without written consent of **SNG & PARTNERS**.

ASSUMPTIONS

For the purposes of this opinion, we have assumed that:

- (i) The photocopies of the documents provided to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- (ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- (iii) That there are no facts or circumstances in existence and no events have occurred which render such documents / letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

DISCLAIMER AND LIABILITY

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Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **SNG & PARTNERS** for this specific mandate.

This Report should not be relied upon as a substitute for a full set of warranties/indemnities which one would seek to achieve commensurate with a transaction of this nature.

EXCLUSIONS

We express no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this report.

DOCUMENTS EXAMINED/ REVIEWED

- a) Copy of Sale Deed dated 30.01.2007 executed by M/s Hamrah Scientific Education Advancement Society in favour of M/s S A Propcon Private Limited in respect of land admeasuring 54 Kanal 13 Marla comprised of Khewat/Khata no-61/66, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8) Area 45 Kanal 10 Marla and Khewat/Khata no-63/68, Rect No-3, Killa no-1/2(0-7), 10/1(5-14), 9(0-9), 11/2(7-12), 12(6-10), 17(1-2), 18/1(4-15), 19/1(6-0), 20/1(5-14), 24(7-14) Kita (10) Area 45 Kanal 17 Marla [366/1834 share of 09 Kanal 03 Marla] , situated in the revenue estate of village Dhorka, Tehsil & District Gurgaon, Haryana.

The said Deed is duly registered as Document no-22613 in Additional Book no-1 dated 30.01.2007.

- b) Copy of Jamabandi (2013-14) for the village Dhorka, Tehsil & District, Gurgaon.

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- c) Sizra Plan of the village Dhorka, Tehsil & District Gurgaon.
- d) Copy of Sale Deed dated 04.10.2019 executed by M/s S A Propcon Private Limited in favour of M/s Signature Infrabuild Private Limited in respect of land admeasuring 5.69 Acres or 45 Kanal 10 Marla comprised of Khewat/Khata no-88/92, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0), situated in the revenue estate of village Dhorka, Tehsil & District Gurugram, Haryana.

The said Deed is duly registered as Document no - 3810 in Additional Book no-1 dated 04.10.2019.

- e) Copy of LC-V bearing License no-73 of 2019 dated 04/07/2019 issued by Director General, Town and Country Planning Department, Haryana, Chandigarh for the development of Affordable Group Housing colony for the land admeasuring 5.1125 Acres at Sector-95, Village Dhorka, District Gurugram under the ownership of Signature Infrabuild Private Limited which is valid till 03/07/2024.
- f) Copy of LC-V bearing License no-13 of 2021 dated 12/03/2021 issued by Director General, Town and Country Planning Department, Haryana, Chandigarh for the development of Affordable Group Housing colony for the land admeasuring 0.5750 Acres at Sector-95, Village Dhorka, District Gurugram under the ownership of Signature Infrabuild Private Limited which is valid till 11/03/2026.
- g) Copy of Building Approval Letter bearing Memo. No. ZP-1339/AD(RA)/2019/24562 dated 30/09/2019 issued by Building Plan Approval Committee, DTCP in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited for approvals of Building Plans. Same is valid for 5 years.
- h) Copy of Letter of Environmental Clearance Certificate dated 28/02/2020 bearing no. 16-19/2020(ENV)/126 issued by Ministry of Environment, Forest and Climate Change in favour of in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited.



- i) Copy of Pollution Clearance Certificate bearing no. HSPCB/CONSENT/: 329962320GUSOCTE7264875 dated 02/02/2020 issued by Haryana State Pollution Control Board in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited.
- j) Copy of Approval of Fire Scheme bearing document no. Memo No. FS/2020/175 dated 17/07/2020 issued by Director General Fire Service, Haryana in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited.
- k) Copy of Height Clearance Certificate dated 09/09/2019 issued by Airports Authority of India in favour of M/s. Signature Infrabuild Private Limited.
- l) Copy of NOC for Aravali Project Plantation 1992 bearing no. 53 /M.B. dated 10/07/2019 issued by Upayukt, Gururgram in favour of Signature Infrabuild Private Limited.
- m) Copy of Forest Clarification Letter bearing no. M3Y-NK0-FR92 dated 20/06/2019 issued by Concerned Divisional Forest Officer in favour of M/s. Signature Infrabuild Private Limited.
- n) Copy of RERA Certificate bearing no. 69 of 2019 dated 14/11/2019 issued by Haryana Real Estate Regulatory Authority in favour M/s. Signature Infrabuild Private Limited. Same is valid till 30/10/2023.
- o) Copy of Building Plan Approval Letter bearing Memo. No. ZP-1339/PA(DK)/2023/29485 dated 06/09/2023 for land admeasuring 0.575 Acres, issued by Building Plan Approval Committee, DTCP in favour of M/s. Signature Infrabuild Private Limited for approvals of Building Plans. Same is valid for 5 years.

OBSERVATIONS ON DEVOLUTION TITLE OF THE PROPERTY TO THE PRESENT OWNERS

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Village: Dhorka

Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8), Land admeasuring 45 Kanal 10 Marla

The co-owners and land parcels shall remain same for the period 1982 to 2003; only Khewat/Khata number has changed in every Jamabandi.

As per Jamabandi/ Revenue Records for the year 1988-1989, Naval Singh, Rohtash Singh & Chander Bhan all sons of Mohan Lal are the recorded co-owners in possession of undivided share in the land admeasuring 117 Kanal 16 Marla comprised of Khewat/Khata no-26/41, Rect No-2, Killa no-20/1/2/2(1-4), 21/2/2(3-0), Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0), Rect No-29, Killa no-14/2(6-0), 15/1(2-4), Rect No-40, Killa no-17(8-0), 24(8-0), Rect No-44, Killa no-4(8-0), 6/2(6-18), 7(8-0), 14(8-0), 15(8-0), 16(3-11), 17(1-9) Kita (21).

As per Jamabandi/ Revenue Records for the year 1993-1994, land admeasuring 117 Kanal 16 Marla comprised of Khewat/Khata no-34/46.

As per Jamabandi/ Revenue Records for the year 1998-1999, land admeasuring 117 Kanal 16 Marla comprised of Khewat/Khata no-52/59.

Chander Bhan son of Shri Mohan Lal sold his 1/3rd share, land admeasuring 15 Kanal 04 Marla out of 45 Kanal 10 Marla comprised of Khewat/Khata no-52/59, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8) to M/s Hamrah Scientific Education Advancement Society for consideration and terms & conditions stated therein vide Sale Deed dated 10.01.2001 under Document no-12367 and mutated in the revenue records vide Mutation entry no-678 dated 05.12.2001.

Rohtash Singh son of Shri Mohan Lal sold his 1/3rd share, land admeasuring 15 Kanal 03 Marla out of 45 Kanal 10 Marla comprised of Khewat/Khata no-52/59, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8) to M/s Hamrah Scientific Education Advancement Society for consideration and terms & conditions stated therein vide Sale Deed dated 10.01.2001 under Document no-12368 and mutated in the revenue records vide Mutation entry no-676 dated 05.12.2001.

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Naval Singh son of Shri Mohan Lal sold his 1/3rd share, land admeasuring 15 Kanal 03 Marla out of 45 Kanal 10 Marla comprised of Khewat/Khata no-52/59, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8) to M/s Hamrah Scientific Education Advancement Society for consideration and terms & conditions stated therein vide Sale Deed dated 10.01.2001 under Document no-12369 and mutated in the revenue records vide Mutation entry no-677 dated 05.12.2001.

As per Jamabandi/ Revenue Records for the year 2003-2004, M/s Hamrah Scientific Education Advancement Society are recorded owners with possession in the land admeasuring 45 Kanal 10 Marla comprised of Khewat/Khata no-61/66, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8).

M/s Hamrah Scientific Education Advancement Society through authorized signatory Smt. Nirmal Yadav sold land admeasuring 54 Kanal 13 Marla comprised of Khewat/Khata no-61/66, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8) Area 45 Kanal 10 Marla and Khewat/Khata no-63/68, Rect No-3, Killa no-1/2(0-7), 10/1(5-14), 9(0-9), 11/2(7-12), 12(6-10), 17(1-2), 18/1(4-15), 19/1(6-0), 20/1(5-14), 24(7-14) Kita (10) Area 45 Kanal 17 Marla [366/1834 share of 09 Kanal 03 Marla] to M/s S A Propcon Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 30.01.2007 duly registered in the office of Sub-Registrar of Assurances, Gurgaon under Document no-22613 and mutated in the revenue records vide Mutation entry no-928 dated 23.07.2007.

As per Jamabandi/ Revenue Records for the year 2008-2009, 2013-2014, 2018-19, M/s S A Buildcon Private Limited are the recorded owners with possession in the land admeasuring 45 Kanal 10 Marla comprised of Khewat/Khata no-93/98, Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8).

M/s. S. A. Propcon Private Limited sold the land comprised Rect No-11, Killa No. 3(8-0), 8(8-0), Rect. No. 3 Killa No. 18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0) to M/s. Signature Infrabuild Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 04.10.2019 duly registered in the office of Sub-Registrar of Assurances,



Gurgaon under Document no-3810 and mutated in the revenue records vide Mutation entry no-1463 dated 11.10.2019.

Since then, M/s Signature Infrabuild Private Limited is the recorded owner of the land comprised in Rect No-11, Killa No. 3(8-0), 8(8-0), Rect. No. 3 Killa No. 18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0).

DETAILS OF LAND UNDER LAND ACQUISITION PROCEEDINGS AND LAND ACQUIRED BY THE GOVERNMENT UNDER LAND ACQUISITION PROCEEDINGS

No land acquisition proceedings.

CONTIGUITY OF THE PROPERTY

As far as contiguity of **Property** is concerned a definite opinion cannot be given by us and is out of purview of our scope of work and the said scope of work may be covered under a valuation report to be obtained by a govt. registered valuer/architect.

LAND USE (PRESENT & PROPOSED)

The land use of **the Property** is residential in nature.

CONSTRUCTION STATUS

Project over the land admeasuring 5.1125 acres is under construction and the construction of the project over the land admeasuring 0.575 acres is yet to start as the developer/ owner is awaiting for the Building Plan approval.

APPROVALS AND SANCTIONS

1. BUILDING PLAN APPROVAL LETTER:

Building Approval Letter bearing Memo. No. ZP-1339/AD(RA)/2019/24562 dated 30/09/2019 has been issued by Building Plan Approval Committee, DTCP in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild

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Private Limited for approvals of Building Plans. Same is valid for 5 years.

Building Plan Approval Letter bearing Memo. No. ZP-1339/PA(DK)/2023/29485 dated 06/09/2023 for land admeasuring 0.575 Acres, issued by Building Plan Approval Committee, DTCP in favour of M/s. Signature Infrabuild Private Limited for approvals of Building Plans. Same is valid for 5 years.

2. **ENVIRONMENT CLEARANCE CERTIFICATE:**

Letter of Environmental Clearance Certificate dated 28/02/2020 bearing no. 16-19/2020(ENV)/126 issued by Ministry of Environment, Forest and Climate Change in favour of in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited.

3. **POLLUTION CLEARANCE CERTIFICATE:**

Pollution Clearance Certificate/ Grant of Consent to Establish bearing no. HSPCB/ CONSENT/: 329962320GUSOCTE7264875 dated 02/02/2020 has been issued by Haryana State Pollution Control Board in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private.

4. **FIRE NOC:**

Approval of Fire Scheme bearing document no. Memo No. FS/2020/175 dated 17/07/2020 has been issued by Director General Fire Service, Haryana in favour of SA Propcon Private Limited in collaboration with M/s. Signature Infrabuild Private Limited.

5. **ARAVALI NOC:**

NOC for Aravali Project Plantation 1992 bearing no. 53 /M.B. dated 10/07/2019 has been issued by Upayukt, Gururgram in favour of Signature Infrabuild Private Limited.

6. **RERA CERTIFICATE:**

RERA Certificate bearing no. 69 of 2019 dated 14/11/2019 has been issued by Haryana Real Estate Regulatory Authority in favour M/s. Siganture Infrabuild Private Limited. Same is valid till 30/10/2023.

7. **FOREST CLEARANCE:**

Forest Clarification Letter bearing no. M3Y-NK0-FR92 dated 20/06/2019 has been issued by Concerned Divisional Forest Officer in favour of M/s. Siganture Infrabuild Private Limited.

8. **HEIGHT CLEARANCE CERTIFICATE:**

Height Clearance Certificate dated 09/09/2019 issued by Airports Authority of India in favour of M/s. Signature Infrabuild Private Limited.

As per the Height Clearance NOC, since the requested top elevation 311.68 mts in AMSL is below CCZM permitted top elevation, the NOC for height clearance is not required from AAI.

ENCUMBRANCES

SEARCH AT THE OFFICE OF CONCERNED SUB-REGISTRAR OF ASSURANCES, TEHSIL & DISTRICT GURGAON, HARYANA.

Before commenting on encumbrances, please note that NIL encumbrances found in the office of the concerned Registrar of Assurances is exclusion/subject to the charge, encumbrances, lien created by the owners companies by way of equitable mortgage or otherwise which may not find reflection in the records maintained by the concerned offices.

As per the inspection and search conducted by us on the basis of the record produced before us for past 30 years in the office of concerned Sub-Registrar of Assurances, the land is free from encumbrances. **Signature Infrabuild Private Limited** are the recorded owners of **the Property** and enjoy clear, legal and marketable title to **the Property**.

SEARCH CONDUCTED AT THE OFFICE OF CONCERNED REVENUE AUTHORITY

Please note that NIL encumbrances found in the office of the concerned office of the Revenue Authority is exclusion/subject to the charge, encumbrances, lien created by the owners companies by way of equitable mortgage or otherwise which may not find reflection in the records maintained by the concerned offices.

As per the inspection and search conducted by us for 30 years on the basis of the record produced before us in the office of concerned office of the Revenue Authority, the land is free from encumbrances. **Signature Infrabuild Private Limited** are the recorded owners of **the Property** and enjoy clear legal and marketable title to **the Property**.

ONLINE SEARCH CONDUCTED AT THE MCA website OF THE CONCERNED REGISTRAR OF COMPANIES

We have conducted the online search at the MCA website of Registrar of Companies, Delhi to ascertain creation of mortgage if any, on the land parcels owned by **Signature Infrabuild Private Limited** and found that there is a charge created of Indusind Bank Limited over the part of the **Property** i.e. 5.1125 acres.

POSSESSION OF THE PROPERTY

As per documents examined, the owner viz. **Signature Infrabuild Private Limited** have recorded possession of **the Property**.

Please note that our observations on possession is based on and strictly confined to the legal /dejure possession of the owners companies as per revenue records and we have not commented on defacto/actual physical possession of the land vis a vis the owners companies.

ONLINE LITIGATION SEARCH

As per online search got conducted by our out sourced agency, litigation has been found against **M/s. Signature Infrabuild Private Limited**. A detailed Litigation Search Report has been shared by the land owner and as per the detailed litigation report and as per the Report, the pending

litigations does not impact the title. The detailed litigation search report is attached as Annexure A.

CONFIRMATION ON TITLE DOCUMENTS PROPERLY STAMPED AND REGISTERED

The title documents/ deeds in respect of the Property owned by the companies are properly executed, stamped and registered.

STATUS OF CUSTODY OF ORIGINAL TITLE DOCUMENTS AT THE TIME OF SUBMISSION OF REPORT

As per understanding given by the Owner, custody of the original title documents with respect to the Property is with Indusind Bank Limited.

CONCLUSION

- This is a freehold residential **Property**.
- There is an underlying charge of Indusind Bank Limited on entire land admeasuring 5.1125 Acres forming part of Property.
- Signature Infrabuild Private Limited is the owner and has a clear and marketable title to **the Property**.

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,

for SNG & PARTNERS



MUNISH UPADHYAY
ADVOCATE

PARTNER- SNG & PARTNERS

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Schedule-I

SCHEDULE OF PROPERTY

S. No.	Area (K-M)	Particulars	Owner
1	45-10	Rect No-3, Killa no-18/2(2-0), 19/2(2-0), 20/1/2(1-18), 21/2(7-12), 22(8-0), 23(8-0), Rect No-11, Killa no-3(8-0), 8(8-0) Kita (8)	Signature Infrabuild Private Limited
	45-10	45 Kanal 10 Marla or 5.69 Acres	
	45 Kanal 10 Marla or 5.69 Acres		



ANNEXURE A

Litigation search report

Sr . No.	Court	Case Details	Parties	Date of the last order	Summary of Dispute	Case Status	Observations	Orders
1.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	HARER A/ G M /A ccts/ 20 22- 23 /7 41	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 2.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT PROXIMA 2	NOTICE DATE 22.12.2022		

**SNG & PARTNERS**

Advocates & Solicitors

ESTD 1962

	Gurugram, Haryana							
2.	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	HARER A/ G M /A ccts/ 20 22- 23 /7 40	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTICE DATE 12.12.2022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS FOR YEAR 2021-2022 FOR PROJECT SG CITY 92	NOTICE DATE 22.12.2022		

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Advocates & Solicitors

ESTD 1962

3.	Har yan a Rea l Est ate Reg ulat ory Aut hori ty, Ne w PW D Res t Ho use Ci vil Lin es, Gur ugr am, Har yan a	H AR ER A/ G G M /A cct ts/ 20 22- 23 /6 77	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines, Gurugram, Haryana	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT CITY 92	NOTIC E DATE D 22.12.2 022		
4.	Har yan a Rea l Est ate	H AR ER A/ G G M	Haryana Real Estate Regulatory Authority, New PWD Rest House Civil Lines,	NOTI CE DATE D 12.12.2 022	NOTICE FOR NON SUBMISSION OF ANNUAL STATEMENTS ASCCOUNTS FOR YEAR 2021-2022 FOR PROJECT Grand IVA	NOTIC E DATE D 22.12.2 022		

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**SNG & PARTNERS**

Advocates & Solicitors

ESTD 1962

	Regulatory Authority, New PW D Rest House Civil Lines, Gurugram, Haryana	/Acts/2022-23/355	Gurugram, Haryana					
5.	Permanent Lok Adalat Hisar	Application No. 44 of 2022	Ravinder Kumar Sharma and Manju Sharma v. Signature Global Proxima II and Suraj Real Estate		Refund of Rs.63,874 + interest on Rs.121814 @15%p.a. from 01.08.2020 to 22.03.2021 and on Rs.63874 from 22.03.2021 till actual release + Rs. 400,000 compensation apart from litigation cost(not quantifiable till determine by the court)	24/08/2023	Complainants had booked a 2 BHK Flat in affordable housing project Proxima-II, Sector 89 through an outlet of company	

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							<p>as alleged Suraj Real Estate. Complainants had submitted the form along with requisite documents and cheque amounting to Rs.1,21,814 .</p> <p>Complainants are alleging that he did not receive any communication from company for allotment till June, 2020 therefore applied for cancellation on 27.7.2020. Further, after completing</p>	
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						procedure and documentation company refunded Rs.57,940 and was received by applicant on 22.03.2021 in his bank account. Thereafter complainants requested the respondent to refund balance Rs. 63,874. Company has refunded amount as per Policy.	
6	RE RA, Gurugram	RE A-GR G-11 71-20 22	Vinod Kumari and Another		Complainants have alleged that they have jointly applied for units in allotment of residential flats in affordable housing scheme namely Signature Global - Aspire Sector 95	Reserve for detailed Order	

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					Gurugram and had paid application money of Rs.1,20,867. complainant was allotted flat no.A-007 ASPIRE by draw of allotment held on 4.7.2020.Complainant received a demand letter of Rs.4,89,509 till 24-07-2020. complainant surrendered the allotted flat on 23.07.2020. Complainant have sought relief of Refund of Rs. 1,20,867 plus interest at the rate of 20,000 calculated at prescribed rate - Compensation of Rs.5,00,000 Litigation cost 50,000 Exemplary damages Rs.2,00,000			
7	HR ER A,G UR UG RA M	RE RA - GR G- 53 82- 20 22	Lalit Chopra and Anr v v Singature Infrabuild pvt. Ltd.		Complainants have jointly applied for s in allotment of residential unit in Signature Global - Aspire Sector 95 Gurugram. That the allottee was allotted with unit no. E-703 at 7th Floor on 25.09.2020 with total	28-09- 2023		

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					consideration of Rs.23,87,820 plus GST . Complainant made atotal payment of Rs. 6,02,925/- .Complainant has alleged that the respondent company not gave possession on time and alleging delay in Posession . Relief Sought - To direct the respondents to set aside cancellation of allotment, waivier of interest, and direct the respondants to pay DPC @ 9.3% on total amount paid by the allottee i.e. Rs. 6,02,925/-			
8	RE RA, Gur ugr am	RE RA - GR G- 38 21- 20 23	Notice under section 7(1)		Show cause notice in terms of complianace of registration certificate GGM/664/396/2023/08 dated 13/01/2023 under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016.	21-08-23(We have not receive d show cause notice. It has come to our knowle dge at RERA Websit e.		

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9	RE RA, Gur ugr am	RE RA - GR G- 38 22- 20 23	Notice under section 7(1)		Show cause notice in terms of compliance of registration certificate GGM/665/397/2023/ 09 dated 13/01/2023 under Section 7(1) of the Real Estate (Regulation and Development) Act, 2016	21-08- 23(We have not receive d show cause notice. It has come to our knowle dge at RERA Websit e.		
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