

**MUKESH KUMAR GARG**

PGDHRM, MBA. LL.B.  
Advocate

308/7, KAYASTH WARA, SOHNA

Ph. 9416120747  
7015614901

Distt. Court Gurgaon

Ref.No. 01/01/PROJ/2024

**Date: 24.01.2024**


**SEARCH REPORT**

Sub:- Non Encumbrance-cum-search report on the title to the land/property of (1) **M/s Nitika Propmart Pvt. Ltd. (PAN AADCN0275C)** having its registered office at Plot No. 10, 3<sup>rd</sup> Floor, LSC, B-1, Vasant Kunj, New Delhi (2) **Smt. Sukhpali W/o Shri Satbir Singh S/o Shri Manta Ram R/o Village Damdama, Tehsil Sohna, District Gurugram** (3) **Mr. Jatin Lohia S/o Shri Ravinder Singh Lohia R/o House No. 30, Road No. 1, Silver Oak Firms, Ghitorini, Gadaipur, South Delhi** and (4) **Shri M.R. Lohia S/o Shri Phool Singh** (5) **Smt. Satyawati W/o Shri M.R. Lohia both R/o H 23/13, DLF Gurugram Collaboration with M/s Lion Infradevelopers LLP (PAN AAFFL2924B), having its Corporate office at Ocus Technopolis, 2<sup>nd</sup> Floor, Tower-B, TSF 01-08, Golf Course, Road, Sector-54 Gurugram, Haryana.**

Sir,

**(A) Description of the documents scrutinized**

Sr. No.	Name of Document	Whether original/No. Certified/Attested
*1.	Jamabandi for the year 2001-02	Certified
2.	Mutations No. 11932, 12164, 13623, 13624, 13625, 13626, 14345, 14346, 14347, 14348, 16639, 16738, 18456, 28109 and 28110.	Certified
3.	Collaboration Agreement bearing Vasika No. 2817 dated 01.10.2013	Photocopy
4.	General Power of Attorney bearing Vasika No. 88 dated 01.10.2013	Photocopy
5.	Supplementary Agreement bearing Vasika No. 11361 dated 07.02.2023	Photocopy
6.	Collaboration Agreement bearing Vasika No. 12397 dated 15.03.2023	Photocopy

  
**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon

7.	General Power of Attorney bearing Vasika No. 179 dated 15.03.2023	Photocopy
8.	Special Power of Attorney bearing Vasika No. 180 dated 15.03.2023	Photocopy
9.	Assignment Agreement bearing Vasika No. 13068 dated 31.03.2023	Photocopy
10.	Special Power of Attorney bearing Vasika No. 33 dated 03.08.2023	Photocopy
11.	Collaboration Agreement bearing Vasika No. 12855 dated 27.03.2023 registered in the office of Sub Registrar Sohna.	Photocopy
12.	Deposit Estimate Letter bearing Memo No. CH-02/WO/E-41/2023-24/GGN-II dated 20.06.2023	Photocopy
13.	License No. 188 dated 15.09.2023	Photocopy
14.	Assurance Certificate of DHBVN bearing Memo No. CH. 48/DGR-26B dated 03.11.2023 for power supply.	Photocopy
15.	Clarification Letter dated 27.07.2023 issued by the concerned Divisional Forest Officer, Govt. of Haryana	Photocopy
16.	Approval of demarcation Plan and Zoning Plan for Affordable Residential Colony (under DDJAY-2016) bearing Memo No. ZP-1905/JD(RA)/2023/41595 dated 08.12.2023	Photocopy

**\*Note: Jamabandi for the year 2016-17 is available online, however the same is not certified, so the present Title Search Report is issued on the latest certified Jamabandi available, i.e. Jamabandi for the year 2001-02**

**(B) Description of the Land**

Land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0), Rect. No. 142, Killa No. 9/2(4-0), 11(8-0), Rect. No. 143, Killa No. 14/2(0-7), 15/1(6-14), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 4/2/2(0-7), 7/1/1(3-16), Rect. No. 142, Killa No. 9/1(4-0), Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect No 142, Kila no 2(8-0), total measuring 100 Kanal 0 Marla (12.5 Acre) situated within the revenue estate of Sohna, Tehsil Sohna, District Gurugram, Haryana.

**(C) Derivation of the title**

I have scrutinized the above-mentioned documents and have also searched the revenue record regarding the above-mentioned property and I found as under:-

**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon



- (a) That as per Jamabandi for the year 2001-02, **Shri Prashant Chaudhary S/o Shri Rajender Prakash R/o Village Gadaipur, Tehsil Mehrauli Suba Delhi** was the owner in possession of land bearing **Khewat No. 151**, Khatoni No. 161, Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 143, Killa No. 4/2/2(0-7), 5/2/2(6-7), 6(8-0), 7/1/1(3-16), total measuring **18 Kanal 16 Marla** situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram and **Shri Praveen Kumar S/o Shri Omprakash R/o Gadaipur, Tehsil Mehrauli Suba Delhi** was the owner in possession of land bearing **Khewat No. 152**, Khatoni No. 162, Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect. No. 142, Killa No. 2(8-0), 9(8-0) total measuring **28 Kanal 11 Marla** situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram and **Shri Pratham Chaudhary S/o Shri Rajender Prakash R/o Village Gadaipur, Tehsil Mehrauli Suba Delhi** was the owner in possession of land bearing **Khewat No. 153**, Khatoni No. 163, Rect. No. 142, Killa No. 11(8-0), Rect. No. 143, Killa No. 14/2(0-7), 15/1(6-14), total measuring **15 Kanal 1 Marla**, situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram and **Shri Dinesh Kumar S/o Shri Om Parkash R/o Village Gadaipur, Tehsil Mehrauli Suba Delhi** was the owner in possession of land bearing **Khewat No. 154**, Khatoni No. 164, Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), total measuring **21 Kanal 12 Marla**, situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram and **Shri Rohit S/o Shri Ved Prakash R/o Village Gadaipur, Delhi** was the owner in possession of land bearing **Khewat No. 623**, Khatoni No. 663, Rect. No. 142, Killa No. 13(8-0), total measuring 8 Kanal 0 Marla and **Khewat No. 781**, Khatoni No. 836, Rect. No. 142, Killa No. 12(8-0), total measuring 8 Kanal 0 Marla **total admeasuring 16 Kanal 0 Marla** situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram.

Aforesaid **Shri Prashant Chaudhary S/o Shri Rajender Prakash** sold the land bearing **Khewat No. 151**, Khatoni No. 161, Rect. No. 143, Killa

No. 4/2/2(0-7), 7/1/1(3-16), total measuring 4 Kanal 3 Marla in favour of **Smt. Sukhpali W/o Shri Satbir Singh S/o Shri Manta Ram R/o Village Damdama, Tehsil Sohna, District Gurugram** by way of registered Sale Deed bearing Vasika No. 2547 dated 22.03.2004 registered in the office of Sub Registrar Sohna and Mutation No. 12164 has been entered and sanctioned on 20.05.2004 in the revenue record in this regard.

Similarly **Shri Prashant Chaudhary S/o Shri Rajender Prakash** sold the land bearing **Khewat No. 151**, Khatoni No. 161, Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0) total measuring 14 Kanal 13 Marla in favour of **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram ½ share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, ¼ share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi ¼ share** by way of registered Sale Deed bearing Vasika No. 671 dated 04.05.2005 registered in the office of Sub Registrar Sohna and Mutation No. 13624 has been entered and sanctioned on 19.09.2005 in the revenue record in this regard.

Aforesaid **Shri Praveen Kumar S/o Shri Omprakash R/o Gadaipur, Tehsil Mehrauli Suba Delhi** sold his land bearing **Khewat No. 152**, Khatoni No. 162, Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect. No. 142, Killa No. 2(8-0), 9(8-0) total measuring **28 Kanal 11 Marla** in favour of **Shri M.R. Lohia S/o Shri Phool Singh ½ share and Smt. Satyawati W/o Shri M.R. Lohia, ½ share both R/o H 23/13, DLF Gurugram** by way of registered Sale Deed bearing Vasika No. 947 dated 22.08.2003 registered in the office of Sub Registrar Sohna and Mutation No. 11932 has been entered and sanctioned on 25.10.2003 in the revenue record in this regard.

Similarly **Shri Pratham Chaudhary S/o Shri Rajender Prakash R/o Village Gadaipur, Tehsil Mehrauli Suba Delhi** sold his land bearing **Khewat No. 153**, Khatoni No. 163, Rect. No. 142, Killa No. 11(8-0), Rect. No. 143, Killa No. 14/2(0-7), 15/1(6-14), total measuring 15 Kanal 1 Marla



in favour of **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram ½ share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, ¼ share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi ¼ share** by way of registered Sale Deed bearing Vasika No. 405 dated 21.04.2005 registered in the office of Sub Registrar Sohna and Mutation No. 13626 has been entered and sanctioned on 19.09.2005 in the revenue record in this regard.

Similarly **Shri Dinesh Kumar S/o Shri Om Parkash R/o Village Gadaipur, Tehsil Mehrauli Suba Delhi** sold his land bearing **Khewat No. 154**, Khatoni No. 164, Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2 (5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), total measuring **21 Kanal 12 Marla**, in favour of **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram ½ share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, ¼ share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi ¼ share** by way of registered Sale Deed bearing Vasika No. 406 dated 21.04.2005 registered in the office of Sub Registrar Sohna and Mutation No. 13623 has been entered and sanctioned on 19.09.2005 in the revenue record in this regard.

Similarly **Shri Rohit S/o Shri Ved Prakash R/o Village Gadaipur, Delhi** sold his land bearing Khewat No. 623, Khatoni No. 663, Rect. No. 142, Killa No. 13(8-0), total measuring 8 Kanal 0 Marla and Khewat No. 781, Khatoni No. 836, Rect. No. 142, Killa No. 12(8-0), total measuring 8 Kanal 0 Marla, **total admeasuring 16 Kanal 0 Marla** in favour of **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram ½ share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, ¼ share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi ¼ share** by way of registered Sale Deed bearing Vasika No. 672 dated 04.05.2005 registered in the office of Sub Registrar Sohna and Mutation No. 13625 has been entered and sanctioned on 19.09.2005 in the revenue record in this regard.

  
**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon

Thereafter **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram 1/2 share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, 1/4 share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi 1/4 share** sold their land bearing **Khewat No. 151**, Khatoni No. 161, Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0) total measuring 14 Kanal 13 Marla in favour of **Shri Subhash Mittal S/o Shri Lalta Prashad Mittal and Pradeep Mittal S/o Shri Harlal Mittal and Shri Rakesh Sharma S/o Shri Inder Prashad Sharma and Manish Bansal S/o Shri R.D. Bansal and Shri Naveen Vashisht S/o Shri R.C. Vashisht R/o D-34, Ridgewood Estate, DLF Gurugram** by way of registered Sale Deed bearing Vasika No. 6043 dated 12.01.2006 registered in the office of Sub Registrar Sohna and Mutation No. 14345 has been entered and sanctioned on 10.02.2006 in the revenue record in this regard.

Similarly aforesaid **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram 1/2 share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, 1/4 share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi 1/4 share** sold their land bearing **Khewat No. 154**, Khatoni No. 164, Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), total measuring **21 Kanal 12 Marla**, in favour of **Shri Subhash Mittal S/o Shri Lalta Prashad Mittal and Pradeep Mittal S/o Shri Harlal Mittal and Shri Rakesh Sharma S/o Shri Inder Prashad Sharma and Manish Bansal S/o Shri R.D. Bansal and Shri Naveen Vashisht S/o Shri R.C. Vashisht R/o D-34, Ridgewood Estate, DLF Gurugram** by way of registered Sale Deed bearing Vasika No. 6043 dated 12.01.2006 registered in the office of Sub Registrar Sohna and Mutation No. 14346 has been entered and sanctioned on 10.02.2006 in the revenue record in this regard.

Similarly **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram 1/2 share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, 1/4 share and Smt. Vijay Devi D/o Shri**



**Ved Ram R/o Jaurasi ¼ share** sold their land bearing Khewat No. 623, Khatoni No. 663, Rect. No. 142, Killa No. 13(8-0), total measuring 8 Kanal 0 Marla and Khewat No. 781, Khatoni No. 836, Rect. No. 142, Killa No. 12(8-0), total measuring 8 Kanal 0 Marla, **total admeasuring 16 Kanal 0 Marla** in favour of **Shri Subhash Mittal S/o Shri Lalta Prashad Mittal and Pradeep Mittal S/o Shri Harlal Mittal and Shri Rakesh Sharma S/o Shri Inder Prashad Sharma and Manish Bansal S/o Shri R.D. Bansal and Shri Naveen Vashisht S/o Shri R.C. Vashisht R/o D-34, Ridgewood Estate, DLF Gurugram** by way of registered Sale Deed bearing Vasika No. 6045 dated 12.01.2006 registered in the office of Sub Registrar Sohna and Mutation No. 14347 has been entered and sanctioned on 10.02.2006 in the revenue record in this regard.

Similarly **Shri Naresh Yadav S/o Shri Dhan Singh R/o House No. 105, Sector-31 Gurugram ½ share and Shri Sitaram S/o Shri Murlidhar R/o Sidhana Road Narnaul, ¼ share and Smt. Vijay Devi D/o Shri Ved Ram R/o Jaurasi ¼ share** sold their land bearing **Khewat No. 153**, Khatoni No. 163, Rect. No. 142, Killa No. 11(8-0), Rect. No. 143, Killa No. 14/2(0-7), 15/1(6-14), total measuring 15 Kanal 1 Marla in favour of **Shri Subhash Mittal S/o Shri Lalta Prashad Mittal and Pradeep Mittal S/o Shri Harlal Mittal and Shri Rakesh Sharma S/o Shri Inder Prashad Sharma and Manish Bansal S/o Shri R.D. Bansal and Shri Naveen Vashisht S/o Shri R.C. Vashisht R/o D-34, Ridgewood Estate, DLF Gurugram** by way of registered Sale Deed bearing Vasika No. 6044 dated 12.01.2006 registered in the office of Sub Registrar Sohna and Mutation No. 14348 has been entered and sanctioned on 10.02.2006 in the revenue record in this regard.


Thereafter aforesaid **Shri Naveen Vashisth S/o Shri R.C. Vashisth R/o D-34, Ridgewood Estate, DLF Phase-V Gurugram** sold his share in the above land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0),

14/2(0-7), 15/1(6-14) total measuring 67 Kanal 6 Marla to the extent of 1/5 share i.e. 13 Kanal 9 Marla in favour of **Smt. Manju Goyal W/o Shri Surya Prakash R/o C-1/72, Phase-II, Ashok Vihar, New Delhi** by way of registered Sale Deed bearing Vasika No. 2833 dated 03.10.2007 registered in the office of Sub Registrar Sohna and Mutation No. 16639 has been entered and sanctioned on 02.01.2008 in the revenue record in this regard.

And thereafter aforesaid **Shri Subhash Mittal S/o Shri Lalta Prashad Mittal and Pradeep Mittal S/o Shri Harlal Mittal and Shri Rakesh Sharma S/o Shri Inder Prashad Sharma and Manish Bansal S/o Shri R.D. Bansal and Smt. Manju Goyal W/o Shri Surya Prakash** sold the above land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0), 14/2(0-7), 15/1(6-14) total measuring 67 Kanal 6 Marla Salam in favour of **Adhir Construction Pvt. Ltd. having its registered office at Block-C, Ground Floor-14, Factory Road, Near Safdarjung Hospital, New Delhi** by way of registered Sale Deed bearing Vasika No. 4506 dated 18.01.2008 registered in the office of Sub Registrar Sohna and Mutation No. 16738 has been entered and sanctioned on 08.02.2008 in the revenue record in this regard.

And **Adhir Construction Pvt. Ltd through its authorized signatory** sold the above land measuring 67 Kanal 6 Marla Salam in favour of **M/s Nitika Propmart Pvt. Ltd. having its registered office at Flat No. 3600, Sector D-3, Vasant Kunj New Delhi** by way of registered Sale Deed bearing Vasika No. 962 dated 02.06.2010 registered in the office of Sub Registrar Sohna and Mutation No. 18456 has been entered and sanctioned on 15.10.2010 in the revenue record in this regard.

Aforesaid **Shri M.R. Lohia S/o Shri Phool Singh and Smt. Satyawati W/o Shri M.R. Lohia both R/o H 23/13, DLF Gurugram** sold the

  
**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon



bearing Rect. No. 142, Killa No. 9Min(4-0) total measuring 4 Kanal 0 Marla in favour of **M/s Nitika Propmart Pvt. Ltd. having its registered office at Plot No. 10, 3<sup>rd</sup> Floor, L.S.C. B-1, Vasant Kunj New Delhi** by way of registered Sale Deed bearing Vasika No. 7351 dated 17.02.2020 registered in the office of Sub Registrar Sohna and Mutation No. 28110 has been entered and sanctioned on 16.09.2021 in the revenue record regarding the Rect. No. 142, Killa No. 9/2(4-0).

Similarly aforesaid **Shri M.R. Lohia S/o Shri Phool Singh and Smt. Satyawati W/o Shri M.R. Lohia, both R/o H 23/13, DLF Gurugram** sold the land bearing Rect. No. 142, Killa No. 9Min(4-0) total measuring 4 Kanal 0 Marla in favour of **Mr. Jatin Lohia S/o Shri Ravinder Singh Lohia R/o House No. 30, Road No. 1, Silver Oak Firms, Ghitorni, Gadaipur, South Delhi** by way of registered Sale Deed bearing Vasika No. 7352 dated 17.02.2020 registered in the office of Sub Registrar Sohna and Mutation No. 28109 has been entered and sanctioned on 16.09.2021 in the revenue record regarding the Rect. No. 142, Killa No. 9/1(4-0).

Now as per record **M/s Nitika Propmart Pvt. Ltd.** is the owner in possession of land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), 11(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0), 14/2(0-7), 15/1(6-14), Rect. No. 142, Killa No. 9/2(4-0), total measuring 71 Kanal 6 Marla and **Smt. Sukhpali W/o Shri Satbir Singh** is the owner in possession of land bearing Rect. No. 143, Killa No. 4/2/2(0-7), 7/1/1(3-16), total measuring 4 Kanal 3 Marla and **Mr. Jatin Lohia S/o Shri Ravinder Singh Lohia** is the owner in possession of land bearing Rect. No. 142, Killa No. 9/1(4-0) total measuring 4 Kanal 0 Marla and **Shri M.R. Lohia S/o Shri Phool Singh ½ share and Smt. Satyawati W/o Shri M.R. Lohia** are the owners in joint possession of land bearing Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect. No. 142, Killa No. 2(8-0), total measuring 20 Kanal 11 Marla. The total land of all land owners is 100 Kanal 0 Marla (12.5 Acre) situated within the revenue estate of Village Sohna,

Tehsil Sohna, District Gurugram and same is free from all sorts of encumbrances and have marketable title over the above land.

Aforesaid **Smt. Sukhpali W/o Shri Satbir Singh S/o Shri Manta Ram** entered into a Collaboration Agreement bearing Vasika No. 2817 dated 01.10.2013 and also executed a General Power of Attorney bearing Vasika No. 88 dated 01.10.2013 and also executed a Supplementary Agreement bearing Vasika No. 11361 dated 07.02.2023 all registered in the office of Sub Registrar Sohna regarding the land bearing Rect. No. 143, Killa No. 4/2/2(0-7), 7/1/1(3-16), total measuring 4 Kanal 3 Marla situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram in favour of **M/s Nitika Propmart Private Limited**, having its registered office at 10, 3<sup>rd</sup> Floor, LSC B-1, Vasant Kunj New Delhi. As per above agreements, **M/s Nitika Propmart Private Limited** shall obtained the requisite licenses, permissions, sanctions, and approvals of all competent authorities for developing an Affordable Housing Project/Deen Dayal Jan Awas Yojna Policy 2016 or any other permitted policy deemed suitable by the Developer.

Similarly **Mr. Mast Ram Lohia (M.R. Lohia) S/o Shri Phool Singh and Smt. Satyawati W/o Shri Mast Ram Lohia** entered into a Collaboration Agreement bearing Vasika No. 12397 dated 15.03.2023 and executed a General Power of Attorney bearing Vasika No. 179 dated 15.03.2023 and also executed a Special Power of Attorney bearing Vasika No. 180 dated 15.03.2023 all registered in the office of Sub Registrar Sohna regarding the land bearing Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect. No. 142, Killa No. 2(8-0), total measuring 20 Kanal 11 Marla situated within the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram in favour of **M/s Lion Infradevelopers LLP having its Corporate office at Ocus Technopolis, 2<sup>nd</sup> Floor, Tower-B, TSF 01-08, Golf Course, Road, Sector-54 Gurgaon , Haryana**. As per above agreements, **M/s Lion Infradevelopers LLP** shall obtain the requisite licenses, permissions, sanctions, and approvals of all competent authorities for carrying out the



construction and development on the above land and development of the project and the marketing or sale of saleable area in the project or any part thereof in accordance with terms and conditions of the Collaboration Agreement.

Thereafter **M/s Lion Infradevelopers LLP** approached **M/s Nitika Propmart Private Limited** for transfer of the development right in accordance with the condition set out in the Collaboration Agreement bearing Vasika No. 2817 dated 01.10.2013 and General Power of Attorney bearing Vasika No. 88 dated 01.10.2013 registered in the office of Sub Registrar Sohna and as mutually agreed upon by an between the parties, the Confirming Party's desire to confirm the aforesaid transfer of Development rights on the terms and conditions as set out in the Supplementary Agreement and in this regard an Assignment Agreement was also executed between **M/s Nitika Propmart Private Limited** (as First Party) and **M/s Lion Infradevelopers LLP** (as Developer/Second Party) **Smt. Sukhpali W/o Shri Satbir Singh S/o Shri Manta Ram** (As Confirming Party) which is registered vide Vasika No. 13068 dated 31.03.2023 registered in the office of Sub Registrar Sohna. As per this Assignment Agreement, M/s Lion Infradevelopers LLP shall be entitled to develop the said land for any purpose.

**Smt. Sukhpali W/o Shri Satbir Singh S/o Shri Manta Ram** also executed a Special Power of Attorney regarding the above land measuring 4 Kanal 3 Marla in favour of **M/s Lion Infradevelopers LLP** which is registered vide Vasika No. 33 dated 03.08.2023 in the office of Sub Registrar Sohna.

M/s Nitika Propmart Private Limited and Mr. Jatin Lohia S/o Shri Ravinder Singh Lohia entered into a Collaboration Agreement regarding their land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0),

11(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0), 14/2(0-7), 15/1(6-14), Rect. No. 142, Killa No. 9/2(4-0), total measuring 71 Kanal 6 Marla (which is owned by M/s Nitika Propmart Pvt Ltd.) and land bearing Rect. No. 142, Killa No. 9/1(4-0) total measuring 4 Kanal 0 Marla (which is owned by Mr. Jatin Lohia) with **M/s Lion Infradevelopers LLP having its Corporate office at Ocus Technopolis, 2<sup>nd</sup> Floor, Tower-B, TSF 01-08, Golf Course, Road, Sector-54 Gurgaon, Haryana (as Developer)** which is registered vide Vasika No. 12855 dated 27.03.2023 in the office of Sub Registrar Sohna. As per this Collaboration Agreement the Developer shall obtain at its own cost and expense and with its own resources the requisite licenses, permissions, sanctions and approvals of all competent authorities for developing an Affordable Housing, Policy 2013 and Deen Dayal Jan Awas Yojna Policy 2016 for any other permitted policy deemed suitable by the Developer.

Deposit Estimate of Rs. 25,25,341/- for shifting of HT line due to crossing over the premises of M/s Lion Infra Pvt. Ltd at Village Damdama Road Sohna under 11KV Khaika AP feeder fed from 66 KV S/Stn. Sohna under 'op' S/Divn/ DHBVN Sohna during the year 2023-24 was issued by the Chief Draftsman for CE (OP) DHBVN, Delhi vide Memo No. CH-02/WO/E-41/2023-24/GGN-II dated 20.06.2023.

Director General Town and Country Planning Haryana, Chandigarh issued a License No. 188 dated 15.09.2023 regarding the Land bearing Rect. No. 132, Killa No. 25/2/2(0-6), Rect. No. 143, Killa No. 5/2/2(6-7), 6(8-0), Rect. No. 142, Killa No. 9/2(4-0), 11(8-0), Rect. No. 143, Killa No. 14/2(0-7), 15/1(6-14), Rect. No. 133, Killa No. 20/1/1(0-1), 21/2/2(5-11), Rect. No. 142, Killa No. 1(8-0), 10(8-0), 12(8-0), 13(8-0), Rect. No. 143, Killa No. 4/2/2(0-7), 7/1/1(3-16), Rect. No. 142, Killa No. 9/1(4-0), Rect. No. 133, Killa No. 19/1/1(4-11), 22(8-0), Rect No 142, Kila no 2(8-0), total measuring 100 Kanal 0 Marla (12.5 Acre) situated within the revenue estate of Sohna, Tehsil Sohna, District Gurugram, Haryana to set up an Affordable Residential

  
**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon



Plotted Colony (under DDJAY-2016) over and area measuring 12.5 acres in the revenue estate of Village Sohna, District Gurugram.

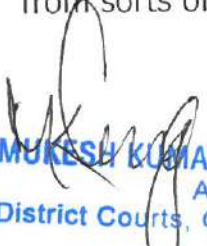
S.E. (OP) Circle-II, Dakshin Haryana Bijli Vitran Nigam (DHBVN) issued an Assurance Certificate of DHBVN bearing Memo No. CH. 48/DGR-26B dated 03.11.2023 for power supply of M/s Lion Infradevelopers LLP for setting up of affordable residential plotted colony under DDJAY-2016 over an area measuring 12.5 acre (License No. 188 of 2023) dated 15.09.2023 in the revenue estate of Village Sohna, Sector-6 Sohna, Gurugram.

Clarification Letter was issued by the concerned Divisional Forest Officer, Govt. of Haryana on 27.07.2023 regarding the above land measuring 12.5 acres in the revenue estate of Village Sohna, District Gurugram in favour of M/s Lion Infradevelopers LLP.

M/s Lion Infradevelopers LLP obtained Approval of demarcation Plan and Zoning Plan for Affordable Residential Colony (under DDJAY-2016) bearing Memo No. ZP-1905/JD(RA)/2023/41595 dated 08.12.2023 for the balance area measuring 12.50 Acre and Commercial site area measuring 0.50 Acre part of the colony (License No. 188 of 2023 dated 15.09.2023 in Sector-6 Sohna, District Gurugram.

**(E) Encumbrance Certificate**

That I have inspected the record for the last 20 years in the office of Sub Registrar Office Sohna vide Receipt No. 1510 dated 24.01.2024 as well as the office of Halqa Patwari regarding the above said land and found that the applicants/land owners are absolute owners in possession of the above said land as per their respective share and the above land is not belongs to Any Gram Panchayat or any other Govt. Department and the above land is free from sorts of encumbrances and have marketable title over the above land.

  
**MUKESH KUMAR GARG**  
Advocate  
District Courts, Gurgaon

**(F) Certificate of title**

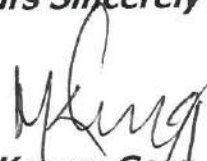
On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.

**(G) Opinion of the lawyer**

That in my opinion the above stated land is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said land owners have absolute and clear marketable title in the above said land given in schedule B of this search report.

***Yours Sincerely***



**Mukesh Kumar Garg,  
advocate  
Gurugram.**

**ENROL NO P2027/2001**

**MUKESH KUMAR GARG  
Advocate  
District Courts, Gurgaon**