

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No.: +91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:

1

Dated: 23.01.2024

To,

M/s Anant Raj Ltd.
H-65, Connaught Circus,
New Delhi

RE:- Group Housing Colony over an area measuring 5.43263 Acres falling in the revenue estate of village Ullhawas, Sector-63A, Gurugram

1. I have been instructed by M/s. Anant Raj Ltd. to conduct a due diligence exercise in respect of the area space admeasuring 5.43263 acres in the revenue estate of village Ullhawas, Sector- 63A, District, Gurugram against which the Company has obtained a License no. 128 of 2022 dated 24.08.2022 for setting up of Group Housing Society.
2. I have been informed that M/s. Anant Raj Ltd. alongwith other associate companies is the owner of the following lands as mentioned below: -
 - (i) M/s North South Properties Pvt. Ltd. having its office H-65, Connaught Circus, New Delhi is presently the owner of the land bearing Rect. No. 42 Killa no.1 min (3-3-7), 2 min (3-3-6), 3 min (7-4-3), 4/1 min (1-9-0) total admeasuring 15 Kanals 0 Marla 7 Sarsai situated within the revenue estate of Ullhawas, Tehsil Wazirabad, District Gurugram in total licenced land i.e.



JITENDER SAINI

Advocate

Chamber No. 74,
Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No.: +91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:

2

Dated: 23.01.2024

5.43263 Acres as per Jamabandi for the year 2017-2018. As per the Jamabandi for the year 2007-2008, M/s. Aarti Marketing Pvt.Ltd. was owner of land bearing Rect. No. 42 Killa no. 1(8-0-0), 2(8-0-0), 3(8-0-0), 4/1 (1-9-0) total measuring 25 Kanal 9 Marla 0 Sarsai situated within the revenue estate of Ullhawas, Tehsil Sohna, District Gurugram. M/s North South Properties Pvt. Ltd. purchased the above said land from M/s. Aarti Marketing Pvt.Ltd. by virtue of Mutation No. 2058 dated 18.09.2010. After sanction of abovesaid Mutation name of the M/s North South Properties Pvt. Ltd was incorporated in the Jamabandi for the year 2012-2013.

- (ii) **M/s Sovereign Buildwell Pvt. Ltd.** having its office H-65, Connaught Circus, New Delhi (101/324 share) and **M/s Rose Reality Pvt. Ltd.** having its office H-65, Connaught Circus, New Delhi (223/324 share) are the present owner of the land bearing Rect. No. 42, Killa no. 7 (6-13-0), 8min (6-14-0), 13/1min (5-19-0), 14 (2-19-0) total measuring 22 Kanal 5 Marla 0 Sarsai situated within the revenue estate of Ullhawas, Tehsil Wazirabad, District Gurugram in total land i.e. 5.43262 Acres as per Jamabandi for the year 2017-2018. As per



JITENDER SAINI
Advocate
Chamber No. 74,
Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No. +91-8800608609

Email: jitendersaini444@gmail.com


Ref. no.:

3

Dated: 23.01.2024

the Jamabandi for the year 2007-2008, Mr. Arun Mehra (223/648 share), Smt. Geeta Mehra (223/648 share), Smt. Rajkali (101/648 share) and Smt. Rajvati (101/648 share) were owner of land bearing Rect.42, Killa no. 7(6-13-0), 8(8-0-0), 9(7-14-0), 13/1(7-2-0), 14(2-19-0) total measuring 32 Kanal 8 Marla 0 Sarsai situated within the revenue estate of Ullhawas, Tehsil Sohna, District Gurugram. M/s. Rose Reality Pvt. Ltd. purchased the above said share of Mr. Arun Mehra and Smt. Geeta Mehra by virtue of Mutation No. 2057 dated 18.09.2010 and M/s. Sovereign Buildwell Pvt. Ltd. purchased the above said share of Smt. Rajkali and Smt. Rajvati by virtue of Mutation No. 2047 dated 12.08.2010. After sanction of abovesaid Mutations names of the M/s. Sovereign Buildwell Pvt. Ltd. and M/s. Rose Reality Pvt. Ltd. were incorporated in the Jamabandi for the year 2012-2013.

- (iii) M/s Sovereign Buildwell Pvt. Ltd. having its office at having its office H-65, Connaught Circus, New Delhi is the owner of land bearing Rectangle no. 42 Killa nos. 13/2min (0-15-0), 18/1min (1-3-0), 18/2min (1-9-4), 19/1min (0-17-0), 19/2min (1-19-0) total measuring 6 Kanal 3 Marla 4 Sarsai situated within the revenue


JITENDER SAINI
Advocate
Chamber No. 74,
Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No.: +91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:

4

Dated: 23.01.2024

estate of Ullhawas, Tehsil Wazirabad, District Gurugram in total licenced land i.e. 5.43263 Acres as per Jamabandi for the year 2017-2018. As per the Jamabandi for the year 2007-2008, Jeet Singh son of Shri Ved Ram was owner of land bearing Rect. No. 42 Killa no. 13/2 (0-18-0), 18/1(1-9-0), 18/2(2-19-0), 19/1(4-15-0), 19/2(2-13-0) total measuring 12 Kanal 14 Marla 0 Sarsai situated within the revenue estate of Ullhawas, Tehsil Sohna, District Gurugram. On 01.02.2010, Jeet Singh sold the land to Smt. Nemwati, Smt. Manju, Smt. Suman, Smt. Samundri and Smt. Saroj by virtue of mutation no. 1978 dated 04.03.2010, thereafter M/s Sovereign Buildwell Pvt. Ltd. purchased the above said share of Smt. Nemwati, Smt. Manju, Smt. Suman, Smt. Samundri and Smt. Saroj by virtue of Mutation No. 2042 dated 13.08.2010. After sanction of abovesaid Mutation name of the M/s Sovereign Buildwell Pvt. Ltd. was incorporated in the Jamabandi for the year 2012-2013.

3. That M/s Anant Raj Ltd. has engaged Jitender Saini, Advocate, Gurugram to conduct a title due diligence in respect of the captioned properties and this title report.



JITENDER SAINI

Advocate

Chamber No. 74,

Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No.:+91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:.....

5

Dated: 23.01.2024

4. The Due-Diligence has been carried out on the basis of the documents and information provided by M/s Anant Raj Ltd. and also on perusal of revenue records from the Sub-Registrar Office Wazirabad, District Gurugram and Sub-Registrar Office Sohna, District Gurugram. Copies of receipt of inspection of record, Certified copies of Jamabandi for the year 2007-2008, 2012-2013 and 2017-2018 of the land mentioned in the aforesaid Licence No. 128 of 2022.
5. Based on the perusal of the documents provided to me from the office of Sub-Registrar, Wazirabad, Gurugram and also from the office of the Patwari Halqa, Ullahawas, Gurugram, I conclude that the below mentioned companies hold a clear and valid title in respect of the following properties, free from encumbrances:-

M/S. NORTH SOUTH PROPERTIES PRIVATE LIMITED

<u>Village</u>	<u>Khewat/ khata no.</u>	<u>Khatoni no.</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M-S</u>
Ullhawas	432/391	440	42	1min	3-3-7
				2min	3-3-6
				3min	7-4-3
				4/1	1-9-0
				Total	15-0-7

Total- 15K-0M-7S out of licenced land measuring 5.43263 Acres.



JITENDER SAINI

Advocate

Chamber No. 74,

Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001
Phone No.: +91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:

6

Dated: 23.01.2024

M/S. SOVEREIGN BUILDWELL PRIVATE LIMITED (101/324
SHARE) & M/S. ROSE REALTY PRIVATE LIMITED (223/324
SHARE)

<u>Village</u>	<u>Khewat/ khata no.</u>	<u>Khatoni no.</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M-S</u>
Ullhawas	205/178	211	42	7	6-13-0
				8min	6-14-0
				13/1min	5-19-0
				14	2-19-0
				Total	22K -5M-0S


Total- 22K-5M-0S out of licenced land measuring 5.43263 Acres

M/S. SOVEREIGN BUILDWELL PRIVATE LIMITED,

<u>Village</u>	<u>Khewat/ khata no.</u>	<u>Khatoni no.</u>	<u>Rect. No</u>	<u>Kila No.</u>	<u>K-M-S</u>
Ullhawas	206/179	212	42	13/2min	0-15-0
				18/1min	1-3-0
	221/193	227		18/2min	1-9-4
				19/1min	0-17-0
	384	391		19/2min	1-19-0
				Total	6K-3M-4S

Total- 6K-3M-4S out of licenced land measuring 5.43263 Acres

Hence, as per details mentioned above, the Title Search Report is submitted accordingly. I hope that all the queries in respect of the above mentioned lands are suitably answered. Please feel free to


JITENDER SAINI
Advocate
Chamber No. 74,
Shaheed Sukhdev Singh Block
District Court, Gurugram

JITENDER SAINI

Advocate

Chamber No. 74, Shaheed Sukhdev Singh Block,
District Court, Gurugram—122001

Phone No.: +91-8800608609

Email: jitendersaini444@gmail.com

Ref. no.:

7

Dated: 23.01.2024

contact me or to call me for further clarifications and necessary
action.

Thanking you,

Yours faithfully



Jitender Saini,
Advocate

JITENDER SAINI

Advocate

Chamber No. 74,
Shaheed Sukhdev Singh Block
District Court, Gurgaon

Enrollment No. P/1014/2015