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Ref:- GEN/RST/P-LSR

Dated : 20.06.2024

To

M/s. 4-S Developers Pvt. Ltd.,
Office at 2ND Floor, HUB-66, Sector-66, Gurugram.

Subject:-Project- Due Diligence/Title Search Cum Non Encumbrance Certificate & Legal Scrutiny Report in Respect of Property/land admeasuring 80-Kanals & 11.5 Marla (10.071875 acres) situated in the revenue estate of Ullawas and Behrampur villages, Distt. Gurugram. owned and Possessed by M/s. 4-S Developers Pvt. Ltd. (63-Kanals & 10.5 Marlas) having its Corporate office at 2ND Floor, HUB-66, Sector-66, Gurugram and S/Sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E. C. Aggarwal, both R/o. H.No. B-100, Neeti Bagh, New Delhi-110049.

We request reference to your having sent photocopies of some documents in respect of captioned property the originals of some of which have been seen by the undersigned in your office. We submit our legal report/opinion cum non-encumbrance Certificate as under:-

1. Name and address of the Present Title Holder:-

- i. M/s. 4-S developers Pvt. Ltd., a private Limited Company registered under the Companies Act-1956 and existing under the Companies Act-2013 having its regd. office at- Retail Unit No. IX-63, First Floor, ILD Trade Center, Sohna Rad, Gurugram.
- ii. S/Sh. Rishi Aggarwal and Mahesh Aggarwal sons of Sh. E.C. Aggarwal, both R/o. H.No. B-100, Neeti Bagh, New Delhi-110049.

B. Collaborator//Developer/Mortgager:-

M/s. 4-S developers Pvt. Ltd., a private Limited real estate developer Company registered under the Companies Act-1956 and existing under the Companies Act-2013 having its regd. office at- Retail Unit No. IX-63, First Floor, ILD Trade Center, Sohna Rad, Gurugram and a Corporate office at 2ND Floor, HUB-66, Sector-66, Gurugram.



2. Title Deeds seen:- We have seen the Photocopies/originals of the following documents.

- i. Certified Copies of Jamabandi-2022-23 of Ullawas Village.
- ii. Certified Copy of, Jamabandis- 1994-95, 1999-2000, 2004-05, 2009-10, 2014-15, 2019-20 of Behrampur village.
- iii. Certified Copies of Mutation Nos. 2518, 2519, 2522, 2523, 2524, 2525, 2575, 2582, 2584 and 2586, in respect of Ullawas village Lands.
- iv. Certified Copies of Mutation Nos. 992, 993, 1067, 991/1132, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1380, in respect of Behrampur Village Lands.
- v. Copy of Sale Deed No. 15288 dated 07.01.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- vi. Copy of Sale Deed No. 6666 dated 06.07.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- vii. Copy of Sale Deed No. 19252 dated 14.03.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- viii. Copy of Sale Deed No. 16626 dated 04.02.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- ix. Copy of Sale Deed No. 15291 dated 07.01.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- x. Copy of Sale Deed No. 15289 dated 07.01.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- xi. Copy of Sale Deed No. 15793 dated 19.01.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- xii. Copy of Sale Deed No. 15290 dated 07.01.2022 in favour of M/s. 4-S Developers Pvt. Ltd..
- xiii. Copy of Collaboration Agreement No. 8904 dated 21.08.2023 between S/Sh. Rishi Aggarwal & Mahesh Aggarwal and M/s. 4-S Developers Pvt. Ltd..
- xiv. Copy of Power of Attorney No. 548 dated 21.08.2023 executed by S/Sh. Rishi Aggarwal & Mahesh Aggarwal in favour of M/s. 4-S Developers Pvt. Ltd..
- xv. Copy of License No. 225 dated 30.10.2023 in favour of Land Owners, C/o. M/s. 4-S Developers Pvt. Ltd.
- xvi. Copy of Zoning Plan Approval vide Drawing No. DG-TCP No. 9760 dated 05.11.2023.
- xvii. Copy of Building Plan Approval memo. no. ZP-1954/PA(DK)/2024/13200 dated 29.04.2024.



3. Description of Immovable property/Licensed Lands:-

The property in question is a Project Land admeasuring 80-kanals & 11.5-Marlas (10.071875 acres) situated in the revenue estate of Ullawas and Behrampur Villages, Tehsil-Wazirabad, Distt. Gurugram and comprised as under:-

A. M/s. 4-S Developer Pvt. Ltd. (Owners of 63-Kanals & 10.5 Marlas):-

Revenue Estate	Rect. No.	Kila No./Area (K—M)
Ullawas village	27	12/2(1-7), 13/2(0-12), 18-min(1-11)
-----	---	19/1min(5-14), 19/2(1-4), 20(8-0)
-----	---	21/1min(0-1), 21/2/1min(4-8.5),
-----	---	21/2/2min(0-11)
-----	28	24/1/3(3-13), 24/2/2/2(0-17), 24/2/2(0-12)
-----	---	25/1/191-10, 25/1/2min(3-0)
-----	40	4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9),
*Behrampur Village	45	14/1(5-9), 14/2(3-14), 15/1/1(2-9),
-----	---	15/1/2(1-19), 15/2/1/1(0-2), 16/2/1(1-9),
-----	---	17/1(3-2), 18/1(0-19)
Sub-Total		63-Kanals & 10.5 Marlas

B. S/Sh. Rishi Aggarwal & Mahesh Aggarwal (owners of 17-Kanals & 1-Marla Lands):-

Revenue Estate	Rect. No.	Kila No./Area (K—M)
Behrampur Village	45	16/2/2(1-4), 16/2/3(1-14),
-----	---	17/2(4-18), 18/2(1-7), 24(7-18)
Sub-Total		17-Kanals & 1-Marla
Grand Total		80-Kanals & 11.5 Marlas.

Situated in the Revenue Estate of Ullawas & Behrampur Villages, Distt. Gurugram now forming a part of Sectors-59 & 63, Gurugram.

4. Search in the offices of Sub-Registrar, Gurugram & Wazirabad.

The aforesaid Property Project lands admeasuring 80-Kanals & 11.5-Marlas (10.071875 acres) situated in the revenue estates of Ullawas and behrampur villages, Distt. Gurugram being developed by M/s. 4-S developers Pvt. Ltd. a private Limited real estate developer Company registered under the Companies Act-1956 and existing under the Companies Act-2013 having its



regd. office at- Retail Unit No. IX-63, First Floor, ILD Trade Center, Sohna Rad, Gurugram and a Corporate office at 2Nd Floor, HUB-66, Sector-66, Gurugram in the name and style of "-----" Project, Sector-59 & 63, Gurugram and at present falls in the jurisdiction of Sub-Registrar, Wazirabad, Distt. Gurugram.

The records were personally verified and inspected by the undersigned for the last 30-years in the offices of Sub-Registrars at Gurugram and Wazirabad vide inspection receipt No. 3121 (1994-1997) and receipt No. 7670 (1997-2017)) both dated 20.06.2024 issued by Sub-Registrar, Gurugram and Receipt No. 2579 (2017—2024 till date) dated 20.06.2024, issued by Sub-Registrar, Wazirabad, which are enclosed in original.

5. Trace of Title/ History of Passing of title, details of antecedent, title deeds:- (Tracing the party's title for 30 years previous Regd. Title deed and intervening documents if any (e.g. transacting on power of attorney) to present document must be verified.)

The undersigned visited the offices of Sub-Registrars at Gurugram and Wazirabad, Distt. Gurugram, the office of Developer, M/s. 4-S Developers Pvt. Ltd. and the Concerned Patwari for Verification of records and from the records maintained at the said offices & from the perusal of the papers submitted by you, it was observed that the aforesaid project/Licensed lands admeasuring 80-Kanals and 11.5-Marla (10.071875 acres) situated in the revenue estate of Ullawas (7.434375 acres) and Behrampur Villages (2.6375 acres), Tehsil-Wazirabad, Distt. Gurugram is owned by M/s. 4-S Developers Pvt. Ltd., S/Sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E.C. Aggarwal.

M/s. 4-S Developers Pvt. Ltd. purchased over 67-Kanals of Agricultural Lands From various Land owners of Ullawas & Behrampur village for the purpose of Development of an Urban Residential Colony under the provisions of **"The Haryana Urban Development and Regulation Act-1975"** and Rules-1976 framed thereunder read with **Deen Dayal Jan Awas Yojana Policy-2016** of Govt. of India implemented by Govt. of Haryana. Further, S/Sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E.C. Aggarwal, R/o. H.No. B-100, Neeti Bagh, New Delhi-110049 were already the owners of 17-Kanals-1marla lands and had purchased the said lands in 1995.



Tracing the Chain of Title of the Licensed Lands:-

For Tracing the Title chain of the Licensed/Project Lands of 10.071875 acres owned by M/s. 4-S Developers Pvt. Ltd. and S/Sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E.C. Aggarwal situated in the revenue estates of village Ullawas & Behrampur, I discuss the details sale deed wise for Better and Clear understanding the Flow of Title during the Last 30-years in respect of the Licensed Lands.

A- Lands situated in the revenue estate of Village-Ullawas:-

1. Sale Deed No. 15288 dated 07.01.2022.

As per this sale deed M/s. 4-S Developers Pvt. Ltd. have purchased 12-Kanal & 11-Marla Lands comprised in Rectangle No. 40, Killa Nos. 4/1(4-19), 4/2(1-7), 5/1-min (3-12), 21/1(0-5), 21/2/2(2-8) situated in the revenue estate of Ullawas village from Smt. Ambika Kapur wd/o Late Sh. Ved Kapur, S/Smt. Nomita, Ameeta and Kavita daughters of Late Sh. Ved Kapur, R/o. Friends Colony, New Delhi.

As per Jamabandi-1992-93, Late Sh. Ved Kapur was the owner of Lands comprised in Rectangle No. 40, Killa Nos. 4/1(4-19), 4/2(1-7) and S/Sh. Raghbir Singh and Sh. Lakhi Ram were the owners of lands comprised in Rectangle No. 40, Killa Nos. 5/1-min (3-12), Rectangle-27, Killa Nos. 21/1 (0-5), 21/2/2(2-8) situated in the revenue estate of Ullawas. Thereafter, S/Sh. Raghbir Singh and Sh. Lakhi Ram sold lands comprised in Rectangle No. 40, Killa Nos. 5/1-min (3-12) to Smt. Kavita w/o Sh. Ranjeet Singh Dhawan and D/o Sh. Ved Kapur vide sale deed no. **1948 dated 12.10.1994** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records vide **mutation/Intkaal no. 1062 dated 28.06.1995** in favour of Smt. Kavita. Thereafter, S/Sh. Raghbir Singh and Sh. Lakhi Ram also sold lands comprised in Rectangle-27, Killa Nos. 21/1 (0-5), 21/2/2(2-8) to Smt. Kavita w/o Sh. Ranjeet Singh Dhawan and D/o Sh. Ved Kapur vide sale deed no. **2043 dated 25.10.1994** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records vide **mutation/Intkaal no. 1063 dated 28.06.1995** in favour of Smt. Kavita.

As per Jamabandi -1997-98, 2002-03, Sh. Ved Kapur and Smt. Kavita continued to be the recorded owners of said Lands. Thereafter, Smt. Kavita leased the said Land to her husband Sh. Ranjeet Dhawan vide regd. **Lease Deed No. 365 dated 21.04.2005** with Sub-Registrar, Gurugram. The said lease Transaction was recorded in revenue records vide **mutation/Intkaal no. 1583 dated 23.11.2005** in favour of Sh. Ranjeet Dhawan. However, the said Lease was cancelled vide Cancellation Deed No. 6194 dated 12.01.2009



regd. with Sub-Registrar, Gurugram. The said lease cancellation Transaction was recorded in revenue records vide **mutation/Intkaal no. 1947 dated 26.05.2009.**

As per Jamabandi - 2007-08, 2012-13, 2017-18, Sh. Ved Kapur and Smt. Kavita continued to be the recorded owners of said Lands. Sh. Ved Kapur expired in 2019 and after his death, his said lands were mutated in revenue records **vide mutation no. 2439 dated 02.07.2019** in the names of his following legal heirs:-

- i. Smt. Ambika Kapur----- widow of Sh. Ved Kapur
- ii. Smt. Nomita Berry----- Daughter ----- do-----
- iii. Smt. Amita Khanna ----- do-----
- iv. Smt. Kavia Dhawan ----- do-----

Thereafter, these legal heirs sold their said Lands admeasuring 12-Kanals & 11-Marlas comprised in Rectangle No. 40, Killa Nos. 4/1(4-19), 4/2(1-7), 5/1-min (3-12), Rect.27, Killa Nos. 21/1(0-5), 21/2/2(2-8) situated in the revenue estate of Ullawas village to M/s. 4-S Developers Pvt. Ltd. vide sale deed no. 15288 dated 07.01.2022 regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records **vide mutation/Intkaal no. 2522 dated 31.01.2022.** As per Latest jamabandi-2022-23, M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

2. Sale Deed No. 16626 dated 04.02.2022 in respect of 1-Kanal & 9-Marla Lands.

Through this Sale Deed M/s. 4-S Developers Pvt. Ltd. had purchased 1-Kanal & 9-Marla Lands comprised in Rect. 40, Killa No. 7/2(1-9) from Sh. Raj Singh s/o. Shri Ram (9/58 Shares) and Smt. Sangeeta w/o Sh. Pawan Bhatia (49/58 share).

As per Jamabandi-1992-93 and 1997-98 Sh. N.D.Bhatia s/o Sh. H.N.Bhatia was the recorded owner of said land. Thereafter, Sh. N.D.Bhatia gifted the said lands to his grand son, Sh. Lakshya Bhatia s/o Sh. Pawan Bhatia vide **Gift Deed No. 585 dated 03.06.2002** regd. with Sub-Registrar, Gurugram. The said Gift Transaction was recorded in revenue records vide **mutation/Intkaal no.1420 dated 15.07.2002.**

As per Jamabandi-2002-03, Sh. Lakshya Bhatia became the recorded owner of said Lands. Thereafter, Sh. Lakshya Bhatia s/o Sh. Pawan Bhatia sold the said lands to Smt. Madhvi w/o Sh. Vinit Ohri vide **sale deed no. 2059 dated 02.09.2004.** However, The said sale Transaction was recorded in revenue records in favour of Smt. Madhvi w/o Sh. Vinit Ohri vide



mutation/Intkaal no. 1948 dated 18.06.2009 and as such as per Jamabandi-2007-08, Sh. Lakshya Bhatia s/o Sh. Pawan Bhatia continued to be the recorded owner of said Lands.

Thereafter, Smt. Madhvi w/o Sh. Vinit Ohri further sold the said lands to Sh. Raj Singh s/o Shri Ram and Smt. Sangeeta Bhatia w/o Sh. Pawan Bhatia in equal shares vide sale Deed No. 3452 dated 01.12.2010 regd. with Sub-registrar, Gurugram. The said sale Transaction was recorded in revenue records in favour of the purchasers, Sh. Raj Singh and Smt. Sangeeta Bhatia vide **mutation/Intkaal no. 2092 dated 05.01.2011**.

As per Jamabandi-2012-13 and 2017-18, Sh. Raj Singh s/o Shri Ram and Smt. Sangeeta Bhatia w/o Sh. Pawan Bhatia continued to be the recorded owners of said Lands in equal shares. Thereafter, through oral settlement, Sh. Raj Singh and Smt. Sangeeta Bhatia decided to alter their shares from 1/2 share each to Sh. Raj Singh (9/58 shares) and Smt. Sangeeta (49/58 shares) and filed a suit for Partition in the revenue court which was legalized by the order of Assistant Collector-II Grade vide **Mutation No. 2518 dated 18.01.2022**. Thereafter, these owners sold their respective shares in the said lands to M/s. 4-S Developers Pvt. Ltd. vide Sale Deed No. 16626 dated 04.02.2022 regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. 4-S Developers Pvt. Ltd. vide **mutation/Intkaal no. 2527 dated 31.01.2022**. M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

3. Sale Deed No. 6666 dated 06.07.2022 in respect of 6-Kanals Lands.

Through this Sale Deed M/s. 4-S Developers Pvt. Ltd. had purchased 6-Kanal & 0-Marla Lands comprised in Rect. 28, Killa No. 24/2/1/2(0-17), 24/1/3(3-13) and Killa No. 25/1/1(1-10) from Sh. Lal Chand s/o Sh. Badan.

As per Jamabandi-1992-93 Sh. Ved Kapur was the owner of Lands comprised in Rectangle No. 28, Killa Nos. 24/1 and 24/2 and S/Sh. Raghbir Singh (288/640 shares) and Sh. Lakhi Ram (352/640 shares) were the owners of lands comprised in Rectangle No. 28, Killa No. 25/1 situated in the revenue estate of Ullawas. Thereafter, S/Sh. Raghbir Singh and Sh. Lakhi Ram sold their respective lands comprised in Rectangle No. 25, Killa Nos. 25/1 to Smt. Kavita w/o Sh. Ranjeet Singh Dhawan and D/o Sh. Ved Kapur vide **sale deed no. 2245 dated 14.11.1994** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records vide **mutation/Intkaal no. 1064 dated 28.06.1995** in favour of Smt. Kavita.



As per Jamabandi -1997-98, 2002-03, Sh. Ved Kapur and Smt. Kavita continued to be the recorded owners of said Lands. Thereafter, Smt. Kavita leased the said Land to her husband Sh. Ranjeet Dhawan vide regd. **Lease Deed No. 365 dated 21.04.2005** with Sub-Registrar, Gurugram. The said lease Transaction was recorded in revenue records vide **mutation/Intkaal no. 1583 dated 23.11.2005** in favour of Sh. Ranjeet Dhawan. However, the said Lease was cancelled vide **Cancellation Deed No. 6194 dated 12.01.2009** regd. with Sub-Registrar, Gurugram. The said lease cancellation Transaction was recorded in revenue records vide **mutation/Intkaal no. 1947 dated 26.05.2009**.

Thereafter, Sh. Ved Kapur sold the said Lands comprised in Rectangle No. 28, Killa Nos. 24/1 and 24/2 to **M/s. Five Rivers Township Pvt. Ltd.** vide **Sale Deed No. 4374 dated 11.01.2008** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. Five Rivers Township Pvt. Ltd. vide **mutation/Intkaal no. 1888 dated 31.03.2008**. Smt. Kavita also sold her lands comprised in Rect. 28, Killa No. 25/1 to **M/s. Five Rivers Township Pvt. Ltd.** vide **Sale Deed No. 4378 dated 11.01.2008** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. Five Rivers Township Pvt. Ltd. vide **mutation/Intkaal no. 1889 dated 31.03.2008**.

As per Jamabandi - 2007-08, 2012-13, 2017-18, **M/s. Five Rivers Township Pvt. Ltd.** continued to be the recorded owners of said Lands. Thereafter, M/s. Five Rivers Township Pvt. Ltd. further sold its 11/41 share in lands comprised in Rect. 28, Killa Nos. 24/1 to Smt. Bhagwati w/o Sh. Dharampal vide **Sale Deed No. 8918 dated 24.02.2021** regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of Smt. Bhagwati vide **mutation/Intkaal no. 2488 dated 05.04.2021**.

M/s. Five Rivers Township Pvt. Ltd. also sold lands comprised in Rect. 28, Killa No. 24/1(3-12), 24/1/1(0-18) and Killa No. 25/1/1(1-10) to M/s. Commander Realtors Pvt. Ltd. vide **sale deed no. 1691 dated 25.05.2021** regd. with Sub-registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. Commander Realtors Pvt. Ltd. vide **mutation/Intkaal no. 2493 dated 27.05.2021**.

Thereafter, M/s. Commander Realtors Pvt. Ltd. further sold the said lands comprised in Rect. 28, Killa No. 24/1(3-12), 24/1/1(0-18) and Killa No. 25/1/1(1-10) to Sh. Lal Chand s/o Sh. Badan Singh vide **sale deed no. 2247 dated 08.06.2021** regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s.



Commander Realtors Pvt. Ltd. vide **mutation/Intkaal no. 2494 dated 09.06.2021.**

Thereafter, Sh. Lal Chand s/o Sh. Badan Singh exchanged Lands comprising in Rect. 28, Kila No. 24/2/1(0-1) with Smt. Bhagwati w/o Sh. Dharampal land comprising in Rect. No. 28, Kila No. 24/1(0-1) vide **Exchange Deed no. 3618 dated 23.05.2022** regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said exchange Transaction was recorded in revenue records vide **mutation/Intkaal no. 2538 dated 25.05.2022.**

Thereafter, Sh. Lal Chand s/o Sh. Badan Singh got his Lands comprising in Rect. 28, Kila No. 24/1 Partitioned through Executive Magistrate, Wazirabad and Sh. Lal Chand after Partitioned/Takshim of Lands vide **Mutation no. 2541 dated 22.06.2022** and became owner of Rect. 28, Kila No. 24/1/3 (3-13). Thereafter, Sh. Lal Chand sold his lands 6-Kanal Lands comprising in Rect. 28, Kila Nos. 24/2/1/2(0-17), 24/1/3(3-13) and Kila No. 25/1/1(1-10) to M/s. 4-S Developers Pvt. Ltd. vide **sale deed no. 6666 dated 06.07.2022** regd. with Sub-registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. 4-S Developers Pvt. Ltd. vide **mutation/Intkaal no. 2549 dated 09.07.2022.** M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

4. Sale Deed No. 15793 dated 19.01.2022 in respect of 8-kanals & 9-Marla Lands:-

Through this Sale Deed M/s. 4-S Developers Pvt. Ltd. had purchased 8-Kanals & 9-Marla Lands comprised in Rect. 27, Killa No. 21/2/1(4-16), Rect. 28, Killa no. 24/2/2(0-12) and Kila No. 25/1/2(3-1) situated in the revenue estate of Ullawas village from Smt. Savitri Devi w/o Sh. Narender Singh Yadav.

As per Jamabandi-1992-93 Sh. Ved Kapur was the owner of Lands comprised in Rectangle No. 28, Killa No. 24/2 and S/Sh. Raghbir Singh (288/640 shares) and Sh. Lakhi Ram (352/640 shares) were the owners of lands comprised in Rectangle No. 27, Killa No. 21/2 and Rect. 28, Killa No. 25/1 situated in the revenue estate of Ullawas. Thereafter, S/Sh. Raghbir Singh and Sh. Lakhi Ram sold their respective lands comprised in Rectangle No. 27, Killa Nos. 21/2 to Smt. Kavita w/o Sh. Ranjeet Singh Dhawan and D/o Sh. Ved Kapur vide **sale deed no. 2043 dated 25.10.1994** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records vide **mutation/Intkaal no. 1063 dated 28.06.1995** in favour of Smt. Kavita.

S/Sh. Raghbir Singh and Sh. Lakhi Ram also sold their respective lands comprised in Rectangle No. 28, Killa Nos. 25/1 to Smt. Kavita w/o Sh. Ranjeet



Singh Dhawan and D/o Sh. Ved Kapur vide **sale deed no. 2245 dated 14.11.1994** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records vide **mutation/Intkaal no. 1064 dated 28.06.1995** in favour of Smt. Kavita.

As per Jamabandi -1997-98, 2002-03, Sh. Ved Kapur and Smt. Kavita continued to be the recorded owners of said Lands. Thereafter, Smt. Kavita leased the said Land to her husband Sh. Ranjeet Dhawan vide regd. **Lease Deed No. 365 dated 21.04.2005** with Sub-Registrar, Gurugram. The said lease Transaction was recorded in revenue records vide **mutation/Intkaal no. 1583 dated 23.11.2005** in favour of Sh. Ranjeet Dhawan. However, the said Lease was cancelled vide **Cancellation Deed No. 6194 dated 12.01.2009** regd. with Sub-Registrar, Gurugram. The said lease cancellation Transaction was recorded in revenue records vide **mutation/Intkaal no. 1947 dated 26.05.2009**.

Thereafter, Sh. Ved Kapur sold the said Lands comprised in Rectangle No. 28, Killa No. 24/2 to **M/s. Five Rivers Township Pvt. Ltd.** vide **Sale Deed No. 4374 dated 11.01.2008** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. Five Rivers Township Pvt. Ltd. vide **mutation/Intkaal no. 1888 dated 31.03.2008**.

Smt. Kavita also sold her lands comprised in Rect. 27, Killa No. 21/2, Rect. 28, Killa No. 25/1 to **M/s. Five Rivers Township Pvt. Ltd.** vide **Sale Deed No. 4378 dated 11.01.2008** regd. with Sub-Registrar, Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. Five Rivers Township Pvt. Ltd. vide **mutation/Intkaal no. 1889 dated 31.03.2008**.

As per Jamabandi - 2007-08, 2012-13, 2017-18, **M/s. Five Rivers Township Pvt. Ltd.** continued to be the recorded owners of said Lands. Thereafter, M/s. Five Rivers Township Pvt. Ltd. further sold its lands comprised in Rect. 27, Killa Nos, 21/2/1(4-16), Rect. 28, Killa No. 24/2(1-11) and Killa No. 25/1(4-11) to **M/s. Commander Realtors Pvt. Ltd.** vide **Sale Deed No. 1691 dated 25.05.2021** regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of Smt. Bhagwati vide **mutation/Intkaal no. 2493 dated 27.05.2021**.

Thereafter, **M/s. Commander Realtors Pvt. Ltd.** Exchanged lands comprised in Rect. 27, Killa Nos, 21/2/1(4-16), Rect. 28, Killa No. 24/2/2(0-12) and Killa No. 25/1/2(3-1) with Smt. Savitri Devi w/o Sh. Mahender Singh in exchange of her some other Land parcel vide **Exchange deed no. 15637 dated 17.01.2022** regd. with Sub-registrar, Wazirabad, Distt. Gurugram. The said Exchange Transaction was recorded in revenue records vide **mutation/Intkaal no. 2519 dated 18.01.2022**.



Thereafter, Smt. Savitri Devi sold her lands 8-Kanal & 9-Marla Lands comprising in Rect. 27, Kila Nos. 21/2/1(4-16), Rect. 28, Killa No. 24/2/2 (0-12) and Killa No. 25/1/2(3-1) to M/s. 4-S Developers Pvt. Ltd. vide **sale deed no. 15793 dated 19.01.2022** regd. with Sub-registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. 4-S Developers Pvt. Ltd. vide **mutation/Intkaal no. 2524 dated 31.01.2022**. As per Jamabandi-2022-23, M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

5. Sale Deed Nos. 15289 and 15291 both dated 07.01.2022 in respect of 20-Kanals and 1-Marla Lands:-

Through these Sale Deeds, M/s. 4-S Developers Pvt. Ltd. had purchased 20-Kanals & 1-Marla Lands (10-Kanals & 0.5 Marla each sale deed) comprised in Rect. 27, Killa No. 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4) and Killa No. 20(8-0) situated in the revenue estate of Ullawas village from S/Sh. Vinod Kumar and Ravinder Kumar (sale deed no. 15289) and Sh. Than Singh s/o Sh. Ganga Ram (sale Deed No. 15291).

As per Jamabandi- 1992-93 and 1997-98, S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram were the recorded owners of Lands Comprised in Rect. 27, Kila Nos. 19/2 (1-4) and 20(8-0). Sh. Shri Chand s/o Sh. Chiranji Lal Gupta (1/2 share) and S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram (1/2 share) were the recorded owners of Lands Comprised in Rect. 27, Kila Nos. 12, 13, 18 and 19/1 situated in the revenue estate of Ullawas village.

Thereafter, Sh. Shri Chand s/o Sh. Chiranji Lal Gupta and S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram filed an application with the revenue authorities for partitioned of their Lands and the Additional Collector-II partitioned their said Lands vide **Takshim Mutation no. 1315 dated 30.06.1998** and with that partition, S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram were absolutely vested with the lands comprised in Rect. 27, Killa No. 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), situated in the revenue estate of Ullawas village. With the said Partition, S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram became the absolute recorded owners of 20-Kanals & 1-Marla lands comprised in Rect. 27, Killa No. 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4) and Killa No. 20(8-0) situated in the revenue estate of Ullawas village.

As per Jamabandi-2002-03, 2007-08, 2012-13 and 2017-18, S/Sh. Jagat Singh & Than Singh both sons of Sh. Ganga Ram continued to be the recorded owners of said lands. Thereafter, Sh. Jagat Singh s/o Sh. Ganga Ram transferred his entire 1/2-share in the said family Lands admeasuring-



10-Kanals & 0.5 Marla, to his sons, S/Sh. Vinod Kumar and Ravinder Kumar vide **Transfer Deed No. 13280 dated 15.11.2019** regd. with Sub-Registrar, Wazirabad. The said Transfer Transaction was recorded in revenue records in favour of S/Sh. Vinod Kumar & Ravinder Kumar vide **mutation/Intkaal no. 2454 dated 03.02.2020**.

Thereafter, S/Sh. Vinod Kumar & Ravinder Kumar sons of Sh. Jagat Singh sold their share of 10-Kanals & 0.5 Marla Lands being $\frac{1}{2}$ share in the family lands comprised in Rect. 27, Killa No. 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4) and Killa No. 20(8-0) situated in the revenue estate of Ullawas village to M/s. 4-S Developer Pvt. Ltd. vide sale deed no. 15289 dated 07.01.2022 regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said Transfer Transaction was recorded in revenue records in favour of M/s. 4-S developers Pvt. Ltd. vide **mutation/Intkaal no. 2525 dated 31.01.2022**. As per Jamabandi-2022-23, M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

Thereafter, Than Singh s/o Sh. Ganga Ram also sold his share of 10-Kanals & 0.5 Marla Lands being $\frac{1}{2}$ share in the family lands comprised in Rect. 27, Killa No. 12/2(1-7), 13/2(0-12), 18(2-2), 19/1(6-16), 19/2(1-4) and Killa No. 20(8-0) situated in the revenue estate of Ullawas village to M/s. 4-S Developer Pvt. Ltd. vide sale deed no. 15291 dated 07.01.2022 regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said Transfer Transaction was recorded in revenue records in favour of M/s. 4-S developers Pvt. Ltd. vide **mutation/Intkaal no. 2523 dated 31.01.2022**. As per Jamabandi-2022-23, M/s. 4-S Developers Pvt. Ltd. are the recorded owners of said lands.

6. Sale Deed No. 19252 dated 14.03.2022 in respect of 8-Kanal Lands:-

Through this Sale Deed M/s. 4-S Developers Pvt. Ltd. had purchased 8-Kanals Lands comprised in Rect. 45, Killa No. 14/1(5-9), 15/1/1(2-9) and Killa No. 15/2/1-min(0-2) situated in the revenue estate of Behrampur village from Sh. Mohan Mangotra s/o sh. Hari Chand and Smt. Madhu Mangotra w/o Sh. Mohan Mangotra.

As per Jamabandi- 1989-90, 1994-95, S/Sh. Mangtu, Kacheru and Hari Ram sons of Sh. Jiamram and S/Smt. Kela, Birwati and Kala daughters of Sh. Jiamram were the recorded owners of Lands Comprised in Rect. 45, Killa No. 14(9-4); 15/1(4-8) and Killa No. 15/2(2-9) along with several other lands situated in the revenue estate of Behrampur village.



Thereafter, the above named owners got their lands partitioned from revenue authorities and vide Mutation No. 991 dated 28.06.1995, and after partition/Takshim, the lands forming part of this sale deed no. 19252 dated 14.03.2022 along with some other lands were came to the share of Sh. Khacheru son and Smt. Kela daughter of Sh. Jiamam. Thereafter, Smt. Kela d/o Sh. Jiamam sold her share (half share) in the above said lands to S/Sh. Hari Chand, Rohtash & Ram Mehar sons of Sh. Mangtu vide sale deed no. 2693 dated 14.08.1995 regd. with Sub-Registrar, Sohna, Gurugram. The said Transfer/sale Transaction was recorded in revenue records in favour of S/Sh. Hari Chand, Rohtash & Rama Mehar vide **mutation/Intkaal no. 1066 dated 28.06.1995.**

Thereafter, Sh. Khacheru s/o Jiamam and S/Sh. Hari Chand, Rohtash & Ram Mehar sons of Sh. Mangtu sold 372/398 share of above mentioned lands along with their other lands to Sh. Mohan Mangotra s/o Sh. Hari Chand vide **sale deed no. 741 dated 17.06.1997** regd. with Sub-Registrar, Sohna, Gurugram. They also sold their other share of 26/398 in the above mentioned lands to Smt. Madhu Mangotra w/o Sh. Mohan Mangotra vide sale deed no. **742 dated 17.06.1997** regd. with Sub-Registrar, Sohna, Gurugram. The said sale transactions were recorded in revenue records in favour of Sh. Mohan Mangotra vide **mutation/Intkaal no. 1287 and 1291 both dated 22.09.1997.** Earlier, Smt. Madhu Mangotra had also executed a GPA in favour of her husband Sh. Mohan Mangotra which was regd. with Sub-Registrar, North Delhi at vasika no. 16984 dated 04.04.1989.

As per Jamabandi-1999-2000, 2004-05, 2009-10, 2014-15, 2019-20, Sh. Mohan Mangotra and Smt. Madhu Mangotra continued to own and possess the said lands comprised in Rect-45, Killa no. 14/1(5-9), 15/1/1(2-9) and Killa No. 15/2/1-min(0-2) situated in the revenue estate of Behrampur village. Thereafter, Sh. Mohan Mangotra and Smt. Madhu Mangotra sold the above said Lands to M/s. 4-S Developers Pvt. Ltd. vide sale Deed no. 19252 dated 14.03.2022 regd. with Sub-Registrar, Wazirabad, Gurugram. The said Transfer/sale Transaction was recorded in revenue records in favour of M/s. 4-S Developers Pvt. Ltd. vide **mutation/Intkaal no. 2582 dated 29.04.2022.**

7. Sale Deed No. 15290 dated 07.01.2022 in respect of 11-kanals & 3-Marla Lands:-

Through this Sale Deed M/s. 4-S Developers Pvt. Ltd. had purchased 11-Kanals & 3-Marla Lands comprised in Rect. 45, Killa No. 14/2(3-14), 15/1/2(1-19) and Killa No. 16/2/1 (1-9), 17/1(3-2) situated in the



revenue estate of Behrampur village from Smt. Rajesh Devi w/o Sh. Rohtash and Smt. Suman w/o Sh. Ram Mehar.

As per Jamabandi- 1989-90, 1994-95, S/Sh. Mangtu, Kacheru and Hari Ram sons of Sh. Jiamam and S/Smt. Kela, Birwati and Kala daughters of Sh. Jiamam were the recorded owners of Lands Comprised in Rect. 45, Killa No. 14(9-4), 15/2(2-9) and Killa No. 16/2(4-8) along with several other lands situated in the revenue estate of Behrampur village.

Thereafter, the above named owners got their lands partitioned from revenue authorities and vide Mutation No. 991 dated 28.06.1995, and after partition/Takshim, the lands forming part of this sale deed no. 15290 dated 07.01.2022 along with some other lands were came to the share of Sh. Mangtu son and Smt. Birwati daughter of Sh. Jiamam. Thereafter, Smt. Birwati d/o Sh. Jiamam sold her $\frac{1}{4}$ share in the above said lands to Sh. Mohan Mangotra s/o Sh. Hari Chand vide **sale deed no. 2694 dated 14.08.1995** regd. with Sub-Registrar, Sohna, Gurugram. The said Transfer/sale Transaction was recorded in revenue records in favour of Sh. Mohan Mangotra Ltd. vide **mutation/Intkaal no. 1052 dated 15.09.1995**. Smt. Birwati also sold her other $\frac{1}{4}$ share in the above mentioned lands to Sh. Mohan Mangotra s/o Sh. Hari Chand vide sale deed no. **2689 dated 14.08.1995** regd. with Sub-Registrar, Sohna, Gurugram. The said sale transactions were recorded in revenue records in favour of Sh. Mohan Mangotra vide **mutation/Intkaal no. 1067 dated 13.10.1995**.

Sh. Mangtu s/o Jiamam also sold his share of 126/455 in the said lands along with some other lands to Smt. Madhu Mangotra w/o Sh. Mohan Mangotra vide sale Deed Nos. 744 dated 17.06.1997 regd. with Sub-Registrar, Sohna, Gurugram. Sh. Mangtu also sold his other share of 14/455 in the said lands along with his some other lands to Smt. Madhu Mangotra w/o Sh. Mohan Mangotra vide sale Deed Nos. 760 dated 19.06.1997 regd. with Sub-Registrar, Sohna, Gurugram. The said sale transactions were recorded in revenue records in favour of Smt. Madhu Mangotra w/o Sh. Mohan Mangotra vide **mutation/Intkaal no. 1292 & 1288 both dated 22.09.1997**.

As per Jamabandi-1999-2000 and 2004-05, Sh. Mohan Mangotra (219/438 share), and Smt. Madhu Mangotra (135/438 share) and Sh. Mangtu (84/438 share) continued to own and possess the said lands comprised in Rect. 45, Killa No. 14/2(3-14), 15/1/2(1-19) and Killa No. 16/2/1(1-9) situated in the revenue estate of Behrampur village.

It is pertinent to Mention here that though Sh. Mangtu s/o Sh. Jiamam expired somewhere in 2002 and after his death his share of 84/438 share in



the said lands devolved on his legal heirs viz. S/Sh. Hari Chand, Rohtash & Ram Mehar—sons, Smt. Sukki-widow, S/Smt. Prem, Harchandi, Kamlesh, Balesh, Leela—daughters of Late Sh. Mangtu vide Mutation No. 1415 dated 18.10.2002. However, the Mutation no. 1415 through oversight could not be entered in Jamabandi-2004-05 and late Sh. Mangtu was shown as owner of his share.

Thereafter, Smt. Sukki-widow, S/Smt. Prem, Harchandi, Kamlesh, Balesh, Leela—daughters of Late Sh. Mangtu relinquished their share in the said lands in favour of S/Sh. Hari Chand, Rohtash & Ram Mehar—sons of Late Sh. Mangtu vide relinquishment deed no. **2851 dated 12.08.2006** regd. with Sub-Registrar, Sohna, Gurugram. The said relinquishment transaction was recorded in revenue records in favour of S/Sh. Hari Chand, Rohtash & Ram Mehar—sons of Late Sh. Mangtu vide **mutation/Intkaal no. 1763 dated 18.10.2006**.

Thereafter, S/Sh. Hari Chand, Rohtash & Ram Mehar—sons of Late Sh. Mangtu sold the said lands forming part of sale deed no. 15290 dated 07.01.2022 to M/s. Kusumita Builders and Developers Pvt. Ltd. vide sale deed no. **4397 dated 10.10.2006** regd. with Sub-Registrar, Sohna, Gurugram. The said sale transaction was recorded in revenue records in favour of M/s. Kusumita Builders and Developers Pvt. Ltd. vide **mutation/Intkaal no. 1770 dated 08.11.2006**.

Thereafter, M/s. Kusumita Builders and Developers Pvt. Ltd. further sold the said lands to Smt. Rajesh Devi w/o Sh. Rohtash (1/2 share) and Smt. Suman w/o Sh. Ram Mehar (1/2 share) vide sale deed no. 4624 dated 06.02.2009 regd. with Sub-Registrar, Sohna, Gurugram. The said sale transaction was recorded in revenue records in favour of Smt. Rajesh Devi and Smt. Suman vide **mutation/Intkaal no. 2082 dated 09.03.2009**.

As per Jamabandi-2009-10, 2014-15 and 2019-20, Smt. Rajesh Devi w/o Sh. Rohtash (1/2 share) and Smt. Suman w/o Sh. Ram Mehar (1/2 share) continued to be the recorded owners of said lands. Thereafter, Smt. Rajesh Devi w/o Sh. Rohtash (1/2 share) and Smt. Suman w/o Sh. Ram Mehar (1/2 share) sold their said lands admeasuring 11-Kanals & 3-Marlas comprised in 11-Kanals & 3-Marla Lands comprised in Rect. 45, Killa No. 14/2(3-14), 15/1/2(1-19) and Killa No. 16/2/1 (1-9), 17/1(3-2) situated in the revenue estate of Behrampur village to M/s. 4-S Developer Pvt. Ltd. vide sale deed no. 15290 dated 07.01.2022 regd. with Sub-Registrar, Wazirabad, Distt. Gurugram. The said sale Transaction was recorded in revenue records in favour of M/s. 4-S developers Pvt. Ltd. vide **mutation/Intkaal no. 2575 dated 31.01.2022**.



8. Sale Deed No. 2973 dated 17.01.1995 and Exchange-Deed No. 758 dated 18.06.97 in respect of 17-Kanals & 1-Marla:-

Through sale deed no. 2973 dated 17.01.1995 S/Sh. Rishi Aggarwal and Mahesh Aggarwal sons of Sh. E.C. Aggarwal, R/o. B-100, Neeti Bagh, New Delhi-110049 purchased land admeasuring 16-Kanals & 1-Marla comprising in Rect. 45, Killa Nos. 16/1/2(0-14), 16/2/2(1-4), 17/2(4-18), 18/2(1-7) and Killa No. 24(7-18) situated in the revenue estate of village-Behrampur, Distt. Gurugram from Sh. Hari Ram-son and Smt. Kela daughter of Sh. Jiamam.

As per Jamabandi- 1989-90, 1994-95, S/Sh. Mangtu, Kacheru and Hari Ram sons of Sh. Jiamam and S/Smt. Kela, Birwati and Kala daughters of Sh. Jiamam were the recorded owners of Lands Comprised in Rect. 45, Killa Nos. 16/1/2(0-14), 16/2/2(1-4), 16/2/3(1-14), 17/2(4-18), 18/2(1-7) and Killa No. 24(7-18) situated in the revenue estate of village-Behrampur, Distt. Gurugram along with several other lands (**total lands approx..148 Kanals**) situated in the revenue estate of Behrampur village.

Thereafter, the above named owners got their lands partitioned from revenue authorities and vide Mutation No. 991 dated 28.06.1995, and after partition/Takshim, the lands forming part of this sale deed no. 2973 dated 01.01.1995 along with some other lands were came to the share of Sh. Hari Ram - son and Smt. Kela daughter of Sh. Jiamam. Thereafter, Sh. Hari Ram and Smt. Kela sold lands admeasuring 16-Kanals & 1-Marla comprised in Rect. 45, Killa Nos. 16/1/2(0-14), 16/2/2(1-4), 17/2(4-18), 18/2(1-7) and Killa No. 24(7-18) situated in the revenue estate of village-Behrampur, Distt. Gurugram to S/Sh. Rishi Aggarwal and Mahesh Aggarwal sons of Sh. E.C. Aggarwal, R/o. B-100, Neeti Bagh, New Delhi-110049 vide **sale deed no. 2973 dated 17.01.1995** regd. with Sub-Registrar, Sohna, Gurugram. The said sale Transaction was recorded in revenue records in favour of S/Sh. Rishi Aggarwal and Mahesh Aggarwal sons of Sh. E.C. Aggarwal, R/o. B-100, Neeti Bagh, New Delhi-110049 vide **mutation/Intkaal no. 992 dated 28.06.1995**. Smt. Kela D/o Sh. Jiamam also sold her 2-Kanals & 14 Marla Lands Comprised in Rect.45, Kila Nos. 16/1/3(1-0), 16/2/3(1-14) to Smt. Madhu Mangotra w/o Sh. Mohan Mangotra s/o Sh. Hari Chand vide sale deed no. **2975 dated 17.01.1995** regd. with Sub-Registrar, Sohna, Gurugram. The said sale transactions were recorded in revenue records in favour of Smt. Madhu Mangotra vide **mutation/Intkaal no. 993 dated 28.06.1995**.

Thereafter, Smt. Madhu Mangotra exchanged her 1-Kanal & 14-Marla Lands comprised in Rect.45, Kila No. 16/2/3 (1-14) with 0-Kanal-14 Marla



Lands comprised in Rect.45, Killa No: 16/1/2(0-14) and owned & Possessed by S/Sh. Rishi Aggarwal Mahesh Aggarwal vide Exchange Deed No. 758 dated 18.06.1997. The said Exchange transaction was recorded in revenue records vide **mutation/Intkaal no. 1289 dated 22.09.1997**. With This Exchange of Lands, S/Sh. Rishi Aggarwal & Mahesh Aggarwal became owners in possession of 17-Kanals & 1-Marla Lands comprised in 16/2/2 (1-4), 16/2/3 (1-14), 17/2(4-18), 18/2(1-7) and Killa No. 24(7-18) situated in the revenue estate of village-Behrampur, Distt. Gurugram.

With these above mentioned purchasing of Lands, M/s. 4-S Developers Pvt. Ltd. acquired ownership of Lands admeasuring 67-Kanals & 1-Marla situated in the revenue estate of Ullawas and Behrampur villages. M/s. 4-S Developers Pvt. Ltd., a real estate developer company, purchased the lands for development of an Urban Residential Colony under the provisions contained in "The Haryana Development and Regulation of Urban Areas Act-1975" and Rules-1976 framed thereunder. M/s. 4-S Developers Pvt. Ltd., thereafter applied to the Director, Town & Country Planning (DTCP), Govt. of Haryana for obtaining the Development License. The DTCP after having complied with all the requisites by the Developer, granted **License no. 92 of 2023 dated 21.04.2023** in the name of **M/s. 4-S Developers Pvt. Ltd.** in respect of **7.434375 acres** Lands.

However, later on, S/Sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E.C. Aggarwal, who were owning and Possessing 17-Kanals and 1-Marla lands in the revenue estate of Behrampur village adjacent to the lands of M/s. 4-S developers Pvt. Ltd. **(The Developer herein)** showed interest in Joint Development of their lands along with M/s. 4-S Developers Pvt. Ltd.. As a result of this a Collaboration Agreement was executed between M/s. 4-S developers and S/Sh. Rishi Aggarwal & Mahesh Aggarwal which was regd. at **vasika no. 8904 dated 21.08.2023** regd. with Sub-registrar, Wazirabad, Distt. Gurugram. A **General Power of Attorney** was also executed by S/Sh. Rishi Aggarwal & Mahesh Aggarwal in compliance of the terms of Collaboration Agreement which was also regd. at **vasika no. 548 dated 21.08.2023** with Sub-registrar, Wazirabad, Distt. Gurugram.

As per the said Collaboration Agreement dated 21.08.2023, M/s. 4-S Developers were authorized to develop the lands owned by S/Sh. Rishi Aggarwal & Mahesh Aggarwal, to obtain all requisite Licenses, permissions, Clearances/NOCs etc. from State authorities/Departments/Local Bodies etc. and to sell the finished units of Developer Share. The allocation of Finished Units/Saleable area to be Shared by the land owners, S/Sh. Rishi Aggarwal & Mahesh Aggarwal to the tune of 40% based on 1.25 FAR. In case FAR is



increased, the allocation will also increase proportionately. The allocation of Saleable Area to be done by Developer after receipt of HARERA Registration. Allotment Letters/Builder-Buyer's Agreements to be allotted by the Developer in favour of S/Sh. Rishi Aggarwal & Mahesh Aggarwal in respect of Units allocated to them.

Thereafter, the developer, M/s. 4-S Developers Pvt. Ltd. applied to the DTCP, Haryana for Grant of License in respect of Lands admeasuring 10.071875 acres for Setting-up of a residential Colony under the New Integrated License Policy (NILP) after migrating 7.434375 acres from License No. 92 of 2023 dated 21.04.2023 along with fresh Lands of 2.6375 acres including 17-Kanals & 1-Marla (2.1375 acres) lands situated in the revenue estate of village-Behrampur owned by S/sh. Rishi Aggarwal & Mahesh Aggarwal sons of Sh. E.C. Aggarwal. The DTCP after compliance of all-requisites by the Developer, granted License No. 225 of 2023 dated 30.10.2023 in respect of following lands:-

A. M/s. 4-S Developer Pvt. Ltd. (Owners of 63-Kanals & 10.5 Marlas):-

Revenue Estate	Rect. No.	Kila No./Area (K—M)
Ullawas village	27	12/2(1-7), 13/2(0-12), 18-min(1-11).
-----	---	19/1min(5-14), 19/2(1-4), 20(8-0).
-----	---	21/1min(0-1), 21/2/1min(4-8.5),
-----	---	21/2/2min(0-11).
-----	28	24/1/3(3-13), 24/2/2(0-17), 24/2/2(0-12)
-----	---	25/1/191-10), 25/1/2min(3-0).
-----	40	4/1(4-19), 4/2(1-7), 5/1(3-12), 7/2(1-9),
Berampur Village	45	14/1(5-9), 14/2(3-14), 15/1/1(2-9),
-----	---	15/1/2(1-19), 15/2/1/1(0-2), 16/2/1(1-9),
-----	---	17/1(3-2), 18/1(0-19).
Sub-Total		63-Kanals & 10.5 Marlas

B. S/Sh. Rishi Aggarwal & Mahesh Aggarwal (owners of 17-Kanals & 1-Marla Lands):-

Revenue Estate	Rect. No.	Kila No./Area (K—M)
Behrampur Village	45	16/2/2(1-4), 16/2/3(1-14),
-----	---	17/2(4-18), 18/2(1-7), 24(7-18).
Sub-Total		17-Kanals & 1-Marla
Grand Total		80-Kanals & 11.5 Marlas.

Situated in the Revenue Estate of Ullawas & Behrampur Villages, Distt. Gurugram, now forming a part of Sectors-59 & 63, Gurugram.



Simultaneously, the Developer, also submitted the Lay-Out/Zoning Plans of Licensed Lands to the DTCP which was approved by the DTCP vide Drawing No. Copy of Zoning Plan Approval vide Drawing No. DG-TCP No. 9760 dated 05.11.2023. The Building Plans have also been got approved from the DTCP vide memo, No. ZP-1954/PA(DK)/2024/13200 dated 29.04.2024. The Other approvals such as Forest Clearance, Pollution Control Clearance, Environmental Clearance, etc. are being obtained by the Developer. The Developer has also applied to the Haryana Real Estate Regulatory Authority, Gurugram for registration of the project with the Authority.

Since then, M/s. 4-S Developers Pvt. Ltd. and S/Sh. Rishi Aggarwal Continued to own and Possess the said Licensed Lands in their names. Hence the Title to the above said Lands is Clear, continuous and Complete for the last over 30-years. The title to the property in question/Licensed Lands is valid, Marketable and free from any registered encumbrances. However, Lands admeasuring **7.434375 acres** Lands in the names of M/s. 4-S Developers Pvt. Ltd. has been charged in favour of **M/s. Kautilya Real Estate Fund** by way of Equitable Mortgage.

6. Detailed information about property to be mortgaged:

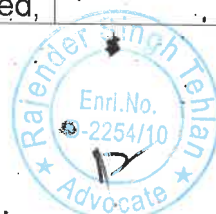
Details	Remark of counsel
1. Whether the documents of title given raise any doubts or suspicion	No
2. Have the title deeds has been compared with those at registrar's office & particulars tally.	Yes,
3. Whether any of the property intended to be given by way of mortgage is subject to any minor's or any other claims? If yes, state whether requisite permission from the concerned court has been obtained and produced?	No
4. Whether the property proposed to be mortgaged is subject to the provisions contained under any special enactment /local laws. State implications of such enactment on the charge proposed to be created?	No.
5. Whether property to be mortgaged is coming under any restrictions on transfer & whether required permission/ consent as per terms of grant/allotment etc. obtained	No.



6. Whether provisions of urban ceiling Act are applicable? If applicable whether permission obtained.	No
7. Whether the user land has been converted under land revenue law? Whether N.A. Permission /change of user permission is obtained?	Yes. The developer has obtained the requisite License and other permission from DTCP and other permissions/NOCs/Clearances are being obtained from concerned State Departments/ Authorities.
8. Whether required documents are available for creating valid equitable mortgage?	All Documents pertaining to the Licensed Lands are available with the developer.
9. What is the tenure of land? (In case of Lease Property) and whether necessary consent permission of lessor obtained.	N/A. Property is freehold.
10. Whether the land is adiwasi(Tribal) Land?	No
11. Whether the land /property is joint family property? If yes are other joint owners ready to mortgage their share or give consent for mortgage by borrower.	No, the licensed Lands have been purchased by the Developer and S/Sh. Rishi Aggarwal & Mahesh Aggarwal.
12. Whether any prohibitory order from Income Tax/ Wealth Tax or other authorities?	No
13. Is land/ property subject to any reservations/ acquisitions/ requisitions?	No
14. Whether plans for constructions are sanctioned?	Yes
15. Whether Commencement certificate issued?	Yes
16. Whether Completion certificate obtained?	Not yet Applicable.
17. Whether there are any restriction from Corporation such as "education Zone", "Green Zone" Etc.?	No
18. Is the land taken on lease from State Industrial Development Corporation? If yes whether tripartite agreement executed?	N/A.
19. Whether there are any prior encumbrances. If yes details thereof?	No regd. encumbrance was observed. However, lands admeasuring 7.434375 acres Lands in the names of M/s. 4-S Developers Pvt. Ltd. has been charged in favour of M/s. Kautilya



	Real Estate Fund by way of Equitable Mortgage .
20. Evidence of possession Findings on documents and revenue records, details of property tax, land revenue, society maintenance charges or any other statutory dues paid up to date or payable.)	As per records available with the Sub-Registrar at Sohna, Gurugram and Wazirabad, the property is owned and possessed by M/s. 4-S Developers Pvt. Ltd. and S/Sh. Rishi Aggarwal & Mahesh Aggarwal.
21. In case of companies /societies /association /trust Whether	The Lands are owned by a Pvt. Ltd. Company and S/Sh. Rishi Aggarwal & Mahesh Aggarwal.
a. Memorandum/byelaws of the company /society/association authorize to offer its property (ies) as security.	To be passed by the Developer Company.
b. Requisite resolutions have been duly passed by the Company/Society/Association permitting mortgage of the properties in favour of the Bank.	In case of sale by Developer Company, Resolution to be passed by the Board of Directors..
c. Such resolution sets out the names of the persons who are authorized to create charge over the properties.	Such Resolution to specify the name of executors of Agreements/Sale deeds. Etc.
d. Resolution U/s. 293 (i) (a) and 293 (i) (d) of Companies Act passed.	N/A
e) Details of the properties together with the documents are mentioned under such resolutions.	N/A
f) In case of Public Limited Companies, certificate of commencement of business has been obtained and affixation of common seal is necessary in terms of articles of association.	N/A
g) In case of public charitable trust whether permission of charity commissioner for borrowing & mortgaging trust property is obtained and conditions stipulated if any.	N/A
22. In case of devolution of property by a will/ succession,	N/A
23. Whether probate of will/ succession certificate/Letters of Administration obtained? Details thereof	N/A
24. If probate/ succession certificate/ Letters of Administration not obtained,	N/A



then how the mortgagor proposes to prove the title?	
25. The safeguards suggested to ensure title to the property offered as security.	Not Applicable.
26. Whether title deeds perused are in conformity with the search taken	Yes
27. Whether the chain of title is complete without any missing links	Yes, the chain of title to the property in question is clear, continuous and complete.
28. Whether any other documents to be obtained/compliances to be made so as to create valid mortgage.	For Equitable Mortgage original documents to title to be obtained.
29. whether SARFAESI Act-2002 is applicable to the property in question?	Yes.

Certificate of title and Non-encumbrance

The undersigned has examined the requisite Title documents/Title deeds relating to the property/Licensed Lands. The undersigned has also taken search with the Sub-Registrar of Assurances & Record of Rights for the last 30-years & certify that at present M/s. 4-S Developers Pvt. Ltd. and S/Sh. Rishi Aggarwal & Mahesh Aggarwal are Owners in possession of Project/Licensed Lands. S/Sh. Rishi Aggarwal & Mahesh Aggarwal have entered in to Agreement for Joint Development of their lands with M/s. 4-S Developers Pvt. Ltd. and a Collaboration Agreement has already been executed between the parties. S/Sh. Rishi Aggarwal & Mahesh Aggarwal have also executed a GPA in respect of their lands in favour of the Developer, M/s. 4-S Developers Pvt. Ltd. The Land owners have a valid clear, absolute, good, perfect and marketable title to the property/ies/Licensed Lands shown above. The land Owners have an absolute, clear and marketable title over the said property. It is further certified that documents to title referred to in the opinion are perfect evidence of right, title and interest of the present owners and the owners/developer can transfer a valid title by sale in favour of the allottees/purchasers, the intended borrower/mortgagors who in turn can create a valid Equitable Mortgage of the property in question in favour of the Bank/NBFC etc. by deposit of original title deeds with intention to create equitable mortgage in the manner required by Law, it will satisfy the requirement of creation of equitable mortgage in favour of the Bank.

Place: Gurugram.

(Dr. Rajender Singh Tehlan, Advocate)

