

VASHIST & ASSOCIATES

OFFICE AT: 198, JOR BAGH, NEW DELHI-110003

CONTACT NO. 9319770518

EMAIL SAVI.Y.SHARMA@GMAIL.COM / ASHISH.ADVOCATE789@GMAIL.COM

To,

October 25, 2024

M/s Ganga Global Homes Pvt. Ltd.

(Formerly known as M/s Sudish Finance Services Pvt. Ltd.)

Unit No. 806-807, Best Sky Tower,

Netaji Subhash Place, Pitampura, New Delhi – 110 034

QUERIST:

M/S GANGA GLOBAL HOMES PVT. LTD.

Re: Title Search Report in respect of a Plotted Colony being developed under the Deen Dayal Jan Awas Yojna (DDJAY) on freehold area measuring 5.00 acres (40 Kanal) licensed vide License no. 116 of 2023 situated in the revenue estate of village Naurangpur, Sector – 78, District Gurugram, Haryana (hereinafter referred to as “Said Land”) owned by M/s PNG Housing Pvt. Ltd. having its registered office at Cuttack Road, Jharpara, Bhubaneswar, Odisha (hereinafter referred to as “Owner”)

FACTUAL MATRIX: -

The Querist has requested for conducting title verification in respect of the Said Land in light of the documents provided for verification purposes. Pursuant to the above, we have undertaken a search at Patwari of village Naurangpur, Gurugram.

It is submitted that undersigned has not made any internal inspection of the actual site to verify construction or the suitability of the Said Land.

Our Report in this regard is as under:

DESCRIPTION OF THE SAID LAND:

Land measuring

Khewat No. 1050, Khatoni No. 1075, Rect. No. 29, Killa No. 5min(6-16) measuring 6 kanal 16 marla, Khewat No. 129, Khatoni No. 132, Rect. No. 30, Killa No. 2/3min(1-2), 3/1min(0-19) measuring 2 kanal 1 marla, Khewat No. 701, Khatoni No. 720, Rect. No. 19, Killa No. 21/2(3-11), Rect. No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), Rect. No. 30, Killa No. 1min(5-17), 2/2(0-7), measuring 15 kanal 15 marla, Khewat No. 806 Khatoni No. 826, Rect. No. 19, Killa No. 20 (7-11), 21/1(4-9), measuring 12 kanal, Khewat No. 986 Khatoni No. 1009 Rect. No. 30, Killa No. 2/1min(3-8), measuring 3 kanal 8 marla total measuring 40 kanal (5.00 Acres) situated within the revenue estate of village Naurangpur, Tehsil Manesar, District Gurugram, Haryana.

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NAME OF THE OWNER

M/s P. N. G. Housing Pvt. Ltd.

DOCUMENTS SCRUTINIZED:

The Copy of the following documents was provided to us:

1. Copy of the license bearing no. 116 of 2023 dated 03.06.2023 for developing of Affordable Plotted Colony under DDJAY on an area measuring 5.00 acres (40 Kanal) comprised in Rect. No. 29, 5min(6-16), Rect. No. 30, Killa No. 2/3min(1-2), 3/1min(0-19), Rect. No. 19, Killa No. 21/2(3-11), Rect. No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), Rect. No. 30, Killa No. 1min(5-17), 2/2(0-7), Rect. No. 19, Killa No. 20 (7-11), 21/1(4-9), Rect. No. 30, Killa No. 2/1min(3-8), situated in the revenue estate of village Naurangpur, Sector - 78, District Gurugram, Haryana was granted/issued by DTCP in favour of M/s PNG Housing Pvt. Ltd. The said license is valid up to 02.06.2028.
2. Copies of the Jamabandi for the years of 1989-1990, 1994-1995, 1999-2000, 2009-2010, 2014-2015 and 2019-2020, and relevant register intekals of village Naurangpur, District Gurugram, Haryana.
3. Copy of the Sale Deed bearing registration no. 124 dated 07.04.1992, executed by Sh. Risal Singh S/o Sh Kanhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to the land measuring 12 Kanal and 00 Marla situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
4. Copy of the Sale Deed bearing registration no. 2714 dated 27.06.1992, executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to the land measuring 83 Kanal and 18 situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.

TYPE OF SAID LAND:-

Affordable Plotted Colony under the DDJAY under License no. 116 of 2023 issued by Director of Town and Country Planning, Haryana.

TITLE CHAIN OF THE SAID LAND:-

In light of the submissions with regards to the ownership of Said Land, our opinion and views are summarized as under:

- A. From a perusal of the documents, we have observed that the license bearing no. 116 of 2023 dated 03.06.2023 for setting up of Affordable Plotted Colony under the DDJAY on an area measuring 5.00 acres (40 Kanal) comprised in Rect. No. 29, Killa No. 5min(6-16), Rect. No. 30, Killa No. 2/3min(1-2), 3/1min(0-19), Rect. No.

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19, Killa No. 21/2(3-11), Rect. No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), Rect. No. 30, Killa No. 1min(5-17), 2/2(0-7), Rect. No. 19, Killa No. 20 (7-11), 21/1(4-9), Rect. No. 30, Killa No. 2/1min(3-8) situated in the revenue estate of village Naurangpur, Sector-78, District Gurugram, Haryana was granted/issued by DTCP in favour of M/s PNG Housing Pvt. Ltd. in collaboration with M/s Ganga Global Homes Pvt. Ltd. (Formerly known as M/s Sudish Finance Services Pvt. Ltd.). The said license is valid up to 02.06.2028.

B. The chain of title in respect of the abovementioned land is given below:-

- i. Rectangle. No. 29, Killa No. 5min(6-16) measuring 6 kanal 16 marla
 - As per the Jamabandi for the year of 1989-1990, Rectangle. No. 29, Killa No. 5min(6-16), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 6 kanal 16 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle. No. 29, Killa No. 5min(6-16) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle. No. 29, Killa No. 5min(6-16), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 6 kanal 16 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
- ii. Rectangle No. 30, Killa No. 2/3min(1-2), 3/1min(0-19) measuring 2 kanal 1 marla
 - As per the Jamabandi for the year of 1989-1990, Rectangle. No. 30, Killa No. 2/3min(1-2), 3/1min(0-19), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 2 kanal 1 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 30, Killa No. 2/3min(1-2), 3/1min(0-19) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 30, Killa No. 2/3min(1-2), 3/1min(0-19), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 2 kanal 1 marla situated in the revenue estate of village Naurangpur, District Gurgaon.

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- iii. Rectangle No. 19, Killa No. 21/2(3-11), measuring 3 kanal 11 marla.**
- As per the Jamabandi for the year of 1989-1990, Rectangle No. 19, Killa No. 21/2(3-11), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 3 kanal 11 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 19, Killa No. 21/2(3-11) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 19, Killa No. 21/2(3-11), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 3 kanal 11 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
- iv. Rectangle No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), measuring 6 Kanal**
- As per the Jamabandi for the year of 1989-1990, Rectangle No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 6 kanal situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 6 kanal situated in the revenue estate of village Naurangpur, District Gurgaon.
- v. Rectangle No. 30, Killa No. 1min(5-17), 2/2(0-7), measuring 6 kanal 4 marla.**
- As per the Jamabandi for the year of 1989-1990, Rectangle No. 30, Killa No. 1min(5-17), 2/2(0-7), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 6 kanal 4 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed

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by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 30, Killa No. 1min(5-17), 2/2(0-7) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.

- As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 30, Killa No. 1min(5-17), 2/2(0-7), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 6 kanal 4 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
- vi. Rectangle No. 19, Killa No. 20 (7-11), 21/1(4-9), measuring 12 Kanal.
- As per the Jamabandi for the year of 1989-1990, Rectangle No. 19, Killa No. 20 (7-11), 21/1(4-9), Sh. Risal Singh S/o Sh Kanhi Ram was the recorded owner of the land measuring 12 Kanal situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 124 dated 07.04.1992 was executed by Sh. Risal Singh S/o Sh Kanhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 19, Killa No. 20 (7-11), 21/1(4-9) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 19, Killa No. 20 (7-11), 21/1(4-9), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 12 Kanal situated in the revenue estate of village Naurangpur, District Gurgaon.
- vii. Rectangle No. 30, Killa No. 2/1min(3-8), measuring 3 kanal 8 marla
- As per the Jamabandi for the year of 1989-1990, Rectangle No. 30, Killa No. 2/1min(3-8), Sh. DB Shyamlal S/o Sh. Rudhi Ram was the recorded owner of the land measuring 3 kanal 8 marla situated in the revenue estate of village Naurangpur, District Gurgaon.
 - Sale Deed bearing registration no. 2714 dated 27.06.1992 was executed by Sh. DB Shyamlal S/o Sh. Rudhi Ram in favour of M/s PNG Housing Pvt. Ltd. with respect to Rectangle No. 30, Killa No. 2/1min(3-8) situated in the revenue estate of village Naurangpur, District Gurugram, Haryana.
 - As per the latest Jamabandi for the year of 2019-2020, Rectangle No. 30, Killa No. 2/1min(3-8), M/s PNG Housing Pvt. Ltd. is the recorded owner of the land measuring 3 kanal 8 marla situated in the revenue estate of village Naurangpur, District Gurgaon.

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- C. Based on the documents provided to us and subject to our views herein above, we are of the opinion that the Owner, *i.e.* M/s PNG Housing Private Limited, to the land measuring 5.00 acres (40 Kanal and 00 Marla) comprised Rect. No. 29, Killa No. 5min(6-16), Rect. No. 30, Killa No. 2/3min(1-2), 3/1min(0-19), Rect. No. 19, Killa No. 21/2(3-11), Rect. No. 20, Killa No. 24/2/2min(0-9), 25/2(5-11), Rect. No. 30, Killa No. 1min(5-17), 2/2(0-7), Rect. No. 19, Killa No. 20 (7-11), 21/1(4-9), Rect. No. 30, Killa No. 2/1min(3-8) situated in the revenue estate of village Naurangpur, Sector - 78, District Gurugram, Haryana prima facie seems to be clear and marketable.
- D. From the development rights of the Said Land are also vested with the Owner.
- E. Our report basis the documents provided and verification of revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

The receipt confirming our visit to the Sub-Registrar's office and copies of the revenue record is enclosed herewith for reference.

My report is as above. In case of any clarification, please feel free to revert.



SAVITA VASHIST

ADVOCATE

Savita Vashist

(Advocate)

D/2680/1999