

VIKAS BHARDWAJ

ADVOCATE

E. No. : D/1521/01

Chamber :

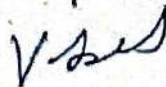
Seat No. 23, Block No.-6, District Courts Gurgaon.

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TITLE DUE DILIGENCE REPORT

FOR 35 RESIDENTIAL PLOTS FALLING UNDER THE LICENSED PLOTTED COLONY UNDER DDJAY ON LAND SITUATED IN THE REVENUE ESTATE OF VILLAGE SOHNA, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA.

01st June, 2025




Vikas Bhardwaj
Advocate
E.No. D/1521/2001

1. Immovable Property :

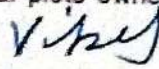
35 Plots bearing Nos. N-58 to N-71 each having plot area of 134.73 sq. mtrs., N-76 to N-81 each having plot area of 126.54 sq. mtrs., N-102 to N-107 each having plot area of 123.58 sq. mtrs., N-13 to N-19 having plot area of 150.33 sq. mtrs, N-20 having plot area of 149.99 sq. mtrs. carved out of land measuring 79 kanal, 13 marla and 3 sarsai i.e. 9.9583 acres comprised in rectangle No. 38, killa Nos. 2 min (0-18-6), 3 min (6-8-2), 4 min (6-8-2), 5 min (6-8-2), 6/1 (7-11-0), 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 min (2-11-3), 9/1 (7-11-0), 10/1 (7-11-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 min (4-8-6), situated in the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram, Haryana.

2. Documents Examined :

- i) Certified copies of jamabandis for year 1956-57 bearing khewat/khata Nos. 31/55, 107/256 alongwith its translation from Urdu to Hindi.
- ii) Certified copies of jamabandis for year 1971-72 bearing Khewat/Khata Nos. 61/82, 199/262, 616/961.
- iii) Certified copies of jamabandis for year 1976-77 bearing Khewat/Khata Nos. 74/94, 234/294, 704/973.
- iv) Certified copies of jamabandis for year 1981-82 bearing Khewat/Khata Nos. 249/302, 72/95.
- v) Certified copies of jamabandis for year 1986-87 bearing Khewat/Khata Nos. 88/106, 284/327, 940/1230.
- vi) Certified copies of jamabandis for year 1991-92 bearing Khewat/Khata Nos. 318/360, 1079/1365.
- vii) Certified copies of jamabandis for year 1996-97 bearing Khewat/Khata Nos. 104/119, 364/406, 1942/2168.
- viii) Certified copies of jamabandis for year 2001-02 bearing Khewat/Khata Nos. 120/130, 426/456, 1372/1638.
- ix) Certified copies of jamabandis for year 2016-17 bearing Khewat/Khata Nos. 171/177, 611/631, 1942/2168.
- x) Certified copies of jamabandis for year 2021-22 bearing Khewat/Khata Nos. 171/176, 634/651, 2088/2308.
- xi) Certified copies intkal Nos. 2758, 3873, 11722, 28210.
- xii) Certified copy of order dated 16.03.1972 passed by the Court of Sh. K.L. Wason, Sub-Judge, 1st Class, Gurgaon in case No. 134 of 1972 titled as "Sudesh Kathuria vs. Bishambar Dayal".



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- xiii) Certified copy of order dated 14.09.1995 passed by the Court of Sh. Ashok Bhardwaj, Sub-Judge, 1st Class, Gurgaon in case No. 243 of 1995 titled as "Surjit Arora vs. Sudesh and others".
- xiv) Original Family Transfer Deed executed by Ajit alias Ajit Kumar Arora son of Bishamber Dayal in favour of Anoop Arora son of Ajit alias Ajit Kumar Arora registered as document No. 4737 on 14.10.2021, in the office of Sub-Registrar, Sohna.
- xv) Copy of license dated 28.07.2022 bearing No. 103 of 2022 issued by DGTCP, Haryana for land admeasuring 9.9583 acres.
- Copy of License dated 03.06.2023 bearing No. 115 of 2023 issued by DTCP, Haryana for additional land admeasuring 1.99375 acres.
- xvi) Certified copy of aksh sizra.
- xvii) Copy of zoning cum demarcation plan issued by the competent authority bearing drawing No. 9704 dated 18.10.2023.
- xviii) Copy of revised RERA registration certificate from HARERA dated 04.12.2023 bearing registration No. 105 of 2023 and unique No. RERA-GRG-PROJ-1393-2022 issued by Haryana Real Estate Regulatory Authority, Gurugram for 11.95205 Acres.
- xix) Original MOU dated 26.11.2021 executed between Anoop Arora son of Ajit alias Ajit Kumar Arora and Surjeet Arora son of Bishamber Dayal and N.S. Buildtech Pvt. Ltd. registered as document No. 5771 on 26.11.2021 in the office of Sub-Registrar, Sohna.
- xx) Original GPA dated 01.12.2021 executed between Anoop Arora son of Ajit alias Ajit Kumar Arora and Surjeet Arora son of Bishamber Dayal and N.S. Buildtech Pvt. Ltd. registered as document No. 112 on 02.12.2021 in the office of Sub-Registrar, Sohna.
- xxi) Certified copy of badar No. 101 for jamabandi for year 2001-02.
- xxii) Certified copy of rapat No. 1123 dated 04.08.2022.
- xxiii) Original Supplementary Agreement cum Addendum to MOU which is dated 02.04.2025 executed between Anoop Arora son of Ajit alias Ajit Kumar Arora and Surjeet Kumar Arora son of Bishamber Dayal and N.S. Buildtech Pvt. Ltd. which is duly notarized by Notary Public.
- xxiv) Original MOU/ Collaboration Agreement dated 06.05.2025 executed between N.S. Buildtech Pvt. Ltd. and Kanha Primeland LLP, which is duly notarized by the Notary Public for development of Independent Floors in collaboration under revenue sharing arrangement
- xxv) Original MOU/ Collaboration Agreement dated 06.05.2025 executed between N. S. Buildtech Pvt. Ltd. and Surjit Kumar Arora and Anoop Arora (both the Landowners/ Plot owners) for development of Independent Floors in collaboration under revenue sharing arrangement on the unsold residential plots owned by the Land Owner, which is duly


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notarized by the Notary Public. This is a subsequent document executed between the parties in furtherance to the original MOU cum Collaboration Agreement executed and registered on 26.11.2021 vide vasika no. 5771 registered dated 26.11.2021 in the office of sub-registrar, Sohna.

- xxvi) Original GPA dated 06.05.2025 executed by Anoop Arora son of Ajit alias Ajit Kumar Arora in favour of N.S. Buildtech Pvt. Ltd. which is duly notarized by Notary Public.
- xxvii) Original GPA dated 06.05.2025 executed by Surjit Kumar Arora in favour of N.S. Buildtech Pvt. Ltd. which is duly notarized by Notary Public.
- xxviii) Original allotment letter dated 05.12.2022.
- xxix) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between Mr. Raghav Sachdeva son of Sh. Vipin Sachdeva, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14686 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-13.
- xxx) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between M/s Neudoor Real Estate, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14680 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-14.
- xxxi) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between Mr. Raghav Sachdeva son of Sh. Vipin Sachdeva, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14689 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-15.
- xxxii) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between M/s Neudoor Real Estate, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14679 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-16.
- xxxiii) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between M/s Neudoor Real Estate, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14683 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-17.
- xxxiv) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between Smt. Santosh Devi wife of Het Ram, Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14780 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-18.
- xxxv) Original Deed of Assignment of Booking/Registration dated 28.01.2025 executed between M/s Metrocity Housing Pvt. Ltd., Kanha Primeland LLP and N.S. Buildtech Pvt. Ltd. registered as document No. 14665 on 28.01.2025, in the office of Sub-Registrar, Sohna in respect to plot No. N-19.




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xxvii) Original Plot Buyer's Agreement executed between N.S. Buildtech Pvt. Ltd. and Kanha Primeland LLP registered as document No. 1558 on 09.05.2025, in the office of Sub-Registrar, Sohna.

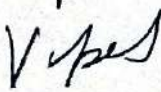
3. Tracing of title :

A. Tracing of title of land measuring 15 kanal and 2 marla comprised in rectangle No. 39, Killa Nos. 9/1 (7-11-0), 10/1 (7-11-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana :

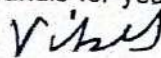
- i) As per Jamabandis for the years 1956-57, 1971-72 bearing Khewat/Khata Nos. 31/55, 61/82 respectively Bishambar Dayal alias Bishambar Lal son of Rillu Ram was the recorded owner of land measuring 16 kanal and 0 marla comprised in rectangle No. 39, Killa Nos. 9 (8-0-0), 10 (8-0-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana. It is pertinent to mention here that name of Bishambar Dayal alias Bishambar Lal son of Rillu Ram was recorded in the jamabandi for year 1956-57, after consolidation proceedings of Village Sohna completed in the year 1995, on the basis of Allotment Letter issued by Govt. under Displaced Persons (Compensation and Rehabilitation) Act, 1954.
- ii) Thereafter, said land measuring 16 kanal and 0 marla was ordered to be transferred from Bishambar Dayal alias Bishambar Lal son of Rillu Ram in favour of his daughters, viz., Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand vide order dated 16.03.1972 passed by the Court of Sh. K.L. Wason, Sub-Judge, 1st Class, Gurgaon in case No. 134 of 1972 titled as "Sudesh Kathuria vs. Bishambar Dayal". This transaction was recorded in the revenue records vide intial No. 2758.
- iii) In the manner mentioned hereinabove the said Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand became the joint recorded owners of the above-mentioned land measuring 16 kanal and 0 marla which is evident from jamabandi for year 1976-77, 1981-82 bearing Khewat/Khata Nos. 74/84, 72/85 respectively.


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- iv) From the perusal of intkal No. 3873 I note that out of the said land measuring 16 kanal and 0 marla land measuring 0 kanal and 18 marla comprised in rectangle No. 38, killa Nos. 9/2 (0-9), 10/2 (0-9) was acquired by PWD Department of Haryana Govt. vide Award dated 18.11.1981.
- v) In the manner mentioned hereinabove, the said **Sudesh Kathuria** wife of K.K. Kathuria, **Kamal Khurana** wife of S.D. Khurana and **Jaya Arora** wife of Ishwar Chand became the joint recorded owners of land measuring 15 kanal and 2 marla comprised in rectangle No. 39, killa Nos. 9/1 (7-11-0), 10/1 (7-11-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana which is evident from jamabandis for years 1986-87, 1996-97, 2001-02 bearing Khewat/Khata Nos. 88/106, 104/119, 120/130 respectively.
- iv) Thereafter, said land measuring 15 kanal and 2 marla comprised in rectangle No. 39, killa Nos. 9/1 (7-11-0), 10/1 (7-11-0) was ordered to be transferred from **Sudesh Kathuria** wife of K.K. Kathuria, **Kamal Khurana** wife of S.D. Khurana and **Jaya Arora** wife of Ishwar Chand in favour of their brothers, viz., **Sarjeet, Ajit** sons of Bishamber Dayal vide order dated 14.09.1995 passed by the Court of Sh. Ashok Bhardwaj, Sub-Judge, 1st Class, Gurgaon in case No. 243 of 1995 titled as "Surjit Arora vs. Sudesh and others". This transaction was recorded in the revenue records vide intkal No. 11722.
- v) In the manner mentioned hereinabove, the said **Sarjeet, Ajit** alias **Ajit Kumar Arora** sons of Bishamber Dayal became the joint recorded owners of the said land measuring 15 kanal and 2 marla comprised in rectangle No. 39, killa Nos. 9/1 (7-11-0), 10/1 (7-11-0), which is evident from the jamabandis for years 2016-17, 2021-22 bearing Khewat/Khata Nos. 171/177, 171/176 respectively.
- vi) Thereafter, the said **Ajit** alias **Ajit Kumar Arora** son of Bishamber Dayal transferred his 1/2nd share in the said land measuring 15 kanal and 2 marla comprised in rectangle No. 39, killa Nos. 9/1 (7-11-0), 10/1 (7-11-0) in favour of his son, viz., **Anoop Arora** vide Family Transfer Deed registered as document No. 4737 on 14.10.2021 and this transaction was recorded in the revenue records vide intkal No: 28210.

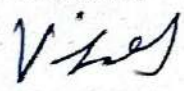

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- vii) In the manner mentioned hereinabove, **Anoop Arora** son of **Ajit** alias **Ajit Kumar Arora** and **Sarjeet** son of **Bishamber Dayal** became the joint recorded owners of the said land measuring 15 kanal and 2 marla comprised in rectangle No. 39, killa Nos. 9/1 (7-11-0), 10/1 (7-11-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana.
- B. Tracing of title of land measuring 36 kanal, 17 marla and 1 sarsai comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 min (2-11-3), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 min (4-8-6), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana :
- i) As per Jamabandis for the years 1956-57, 1971-72 bearing Khewat/Khata Nos. 107/256, 199/262 respectively **Bishambar Dayal** alias **Bishambar Lal** son of **Rillu Ram** was the recorded owner of land measuring 41 kanal and 13 marla comprised in rectangle No. 38, killa Nos. 7 (8-0-0), 8 (7-10-0), 15/2 (1-12-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11 (7-3-0), 12 (7-2-0), 13 (7-2-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana. It is pertinent to mention here that name of **Bishambar Dayal** alias **Bishambar Lal** son of **Rillu Ram** was recorded in the jamabandi for year 1956-57, after consolidation proceedings of Village Sohna completed in the year 1995, on the basis of Allotment Letter issued by Govt. under Displaced Persons (Compensation and Rehabilitation) Act, 1954.
- ii) Thereafter, said land measuring 41 kanal and 13 marla was ordered to be transferred from **Bishambar Dayal** alias **Bishambar Lal** son of **Rillu Ram** in favour of his daughters, viz., **Sudesh Kathuria** wife of **K.K. Kathuria**, **Kamal Khurana** wife of **S.D. Khurana** and **Jaya Arora** wife of **Ishwar Chand** vide order dated 16.03.1972 passed by the Court of **Sh. K.L. Wason**, Sub-Judge, 1st Class, Gurgaon in case No. 134 of 1972 titled as "**Sudesh Kathuria vs. Bishambar Dayal**". This transaction was recorded in the revenue records vide intkal No. 2758.
- iii) In the manner mentioned hereinabove the said **Sudesh Kathuria** wife of **K.K. Kathuria**, **Kamal Khurana** wife of **S.D. Khurana** and **Jaya Arora** wife of **Ishwar Chand** became the joint recorded owners of the above-mentioned land measuring 41 kanal and 13 marla which is evident from the perusal of jamabandis for years 1976-77, 1981-82, 1986-87,


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1991-92 bearing Khewat/Khata Nos. 234/294, 249/302, 284/327, 318/360 respectively. It is pertinent to mention here that vide intkal No. 3873 some portion of the above-mentioned land was acquired by the State Govt. and in the earlier jamabandis for years 1986-87, 1991-92 the area of kills nos. was not correctly mentioned subsequent to the acquisition of the land and this mistake was rectified vide badar No. 101 for jamabandi for year 2001-02. As per jamabandis for years 1996-97, 2001-02 bearing Khewat/Khata Nos. 364/406, 426/456 respectively the said Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand were shown as joint recorded owners of land measuring 39 kanal and 19 marla comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 (6-18-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana, situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana.

- iv) Thereafter, said land measuring 39 kanal and 19 marla comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 (6-18-0) was ordered to be transferred from Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand in favour of their brothers, viz., Sarjeet, Ajit sons of Bishamber Dayal vide order dated 14.09.1995 passed by the Court of Sh. Ashok Bhardwaj, Sub-Judge, 1st Class, Gurgaon in case No. 243 of 1995 titled as "Surjit Arora vs. Sudesh and others". This transaction was recorded in the revenue records vide intkal No. 11722.
- v) In the manner mentioned hereinabove, the said Sarjeet, Ajit alias Ajit Kumar Arora sons of Bishamber Dayal became the joint recorded owners of the said land measuring 39 kanal and 19 marla comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 (6-18-0) which is evident from the jamabandis for years 2016-17, 2021-22 bearing Khewat/Khata Nos. 611/631, 634/651 respectively.
- vi) Thereafter, the said Ajit alias Ajit Kumar Arora son of Bishamber Dayal transferred his 1/2nd share in the said land measuring 39 kanal and 19 marla comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 (6-18-0) in favour of his son, viz., Anoop Arora vide Family Transfer Deed registered as document No. 4737 on 14.10.2021 and this transaction was recorded in the revenue records vide intkal No. 28210.

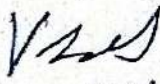

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vii) In the manner mentioned hereinabove, Anoop Arora son of Ajit alias Ajit Kumar Arora and Sarjeet son of Bishamber Dayal became the joint recorded owners of the said land measuring 39 kanal and 19 marla comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 (3-4-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 (6-18-0) situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana. Out of the said land measuring 39 kanal and 19 marla license has been issued by DGTCP, Haryana in respect to land measuring 36 kanal, 17 marla and 1 sarsai comprised in rectangle No. 38, killa Nos. 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 min (2-11-3), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 min (4-8-6), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana.


C. Tracing of title of land measuring 27 kanal, 14 marla and 3 sarsai comprised in rectangle No. 38, killa Nos. 2 min (0-18-6), 3 min (6-8-2), 4 min (6-8-2), 5 min (6-8-2), 6/1 (7-11-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana :

i) As per Jamabandi for the year 1971-72 bearing Khewat/Khata Nos. 616/961 Bishambar Dayal alias Bishambar Lal son of Rillu Ram was the recorded owner of land measuring 35 kanal and 9 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-0), 4 (8-0-0), 5 (8-0-0), 6 (8-0-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana. It is pertinent to mention here that name of Bishambar Dayal alias Bishambar Lal son of Rillu Ram was recorded in the jamabandi for year 1956-57, after consolidation proceedings of Village Sohna completed in the year 1995, on the basis of Allotment Letter issued by Govt. under Displaced Persons (Compensation and Rehabilitation) Act, 1954.

ii) Thereafter, said land measuring 35 kanal and 9 marla was ordered to be transferred from Bishambar Dayal alias Bishambar Lal son of Rillu Ram in favour of his daughters, viz., Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand vide order dated 16.03.1972 passed by the Court of Sh. K.L. Wason, Sub-Judge, 1st Class, Gurgaon in case No. 134 of 1972 titled as "Sudesh Kathuria vs. Bishambar Dayal". This transaction was recorded in the revenue records vide intkal No. 2758.


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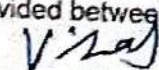
- iii) In the manner mentioned hereinabove the said Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand became the joint recorded owners of the said land measuring 35 kanal and 9 marla, situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana which is evident from the perusal of jamabandi for year 1976-77 bearing Khewat/Khata No. 704/973.
- iv) From the perusal of intkal No. 3873 I note that out of the land measuring 8 kanal and 0 marla comprised in rectangle No. 38, killa No. 6 (8-0) land measuring 0 kanal and 9 marla comprised in rectangle No. 38, killa No. 6/2 (0-9) was acquired by PWD Department of Haryana Govt. vide Award dated 18.11.1981.
- v) In the manner mentioned hereinabove, the said Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand became the joint recorded owners of land measuring 35 kanal and 0 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-0), 4 (8-0-0), 5 (8-0-0), 6/1 (7-11-0), situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana which is evident from the perusal of jamabandis for years 1986-87, 1991-92, 1996-97, 2001-02 bearing Khewat/Khata Nos. 940/1230, 1079/1365, 1171/1460, 1372/1638 respectively.
- iv) Thereafter, said land measuring 35 kanal and 0 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-0), 4 (8-0-0), 5 (8-0-0), 6/1 (7-11-0) was ordered to be transferred from Sudesh Kathuria wife of K.K. Kathuria, Kamal Khurana wife of S.D. Khurana and Jaya Arora wife of Ishwar Chand in favour of their brothers, viz., Sarjeet, Ajit sons of Bishamber Dayal vide order dated 14.09.1995 passed by the Court of Sh. Ashok Bhardwaj, Sub-Judge, 1st Class, Gurgaon in case No. 243 of 1995 titled as "Surjit Arora vs. Sudesh and others". This transaction was recorded in the revenue records vide intkal No. 11722.
- v) In the manner mentioned hereinabove, the said Sarjeet alias Surjeet, Ajit alias Ajit Kumar Arora sons of Bishamber Dayal became the joint recorded owners of the said land measuring 35 kanal and 0 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-


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0), 4 (8-0-0), 5 (8-0-0), 6/1 (7-11-0) which is evident from the jamabandis for years 2016-17, 2021-22 bearing Khewat/Khata Nos. 1942/2168, 2088/2308 respectively.

- vi) Thereafter, the said **Ajit alias Ajit Kumar Arora** son of **Bishamber Dayal** transferred his 1/2nd share in the said land measuring 35 kanal and 0 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-0), 4 (8-0-0), 5 (8-0-0), 6/1 (7-11-0) in favour of his son, viz., **Anoop Arora** vide Family Transfer Deed registered as document No. 4737 on 14.10.2021 and this transaction was recorded in the revenue records vide intkal No. 28210.
- vii) In the manner mentioned hereinabove, **Anoop Arora** son of **Ajit alias Ajit Kumar Arora** and **Surjeet alias Surjeet** son of **Bishamber Dayal** became the joint recorded owners of the said land measuring 35 kanal and 0 marla comprised in rectangle No. 38, killa Nos. 2 (3-9-0), 3 (8-0-0), 4 (8-0-0), 5 (8-0-0), 6/1 (7-11-0) situated in the revenue estate of Village Sohna, Tehsil Sohna and District Gurugram, Haryana.
- D.i) In the manner mentioned hereinabove, the said **Anoop Arora** son of **Ajit alias Ajit Kumar Arora** and **Surjeet** son of **Bishamber Dayal** became the joint recorded owners of Land measuring 79 kanal, 13 marla and 3 sarsai i.e. 9.9583 acres comprised in rectangle No. 38, killa Nos. 2 min (0-18-6), 3 min (6-8-2), 4 min (6-8-2), 5 min (6-8-2), 6/1 (7-11-0), 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 min (2-11-3), 9/1 (7-11-0), 10/1 (7-11-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 min (4-8-6), situated in the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram, Haryana, hereinafter referred to as the project land. The said **Anoop Arora** son of **Ajit alias Ajit Kumar Arora** and **Surjeet Arora** son of **Bishamber Dayal** entered into development agreement with **N.S. Buildtech Pvt. Ltd.** who was appointed as Developer vide MOU which was registered in the office of Sub-Registrar, Sohan for development of the project land. As per clause 7 of this MOU as consideration of developing the above-mentioned land by **N.S. Buildtech Pvt. Ltd.** it was agreed between the land owners and Developer that the area shall be divided between the land owners (**Anoop Arora** son of **Ajit alias Ajit Kumar Arora** and **Surjeet Arora** son of **Bishamber Dayal**) and **N.S. Buildtech Pvt. Ltd.** in the ratio of 70% and 30% respectively.
- ii) Pursuant thereto, License dated 28.07.2022 bearing No. 103 of 2022 was issued by DGTCP, Haryana upon the above-mentioned project land measuring 9.9583 acres for setting up of affordable plotted colony thereon. As per rapat No. 1123 dated 04.08.2022 the license has bearing No. 103 of 2022 has been issued by DGTCP, Haryana for setting up of affordable plotted colony in respect to the land in question. The said **N.S. Buildtech Pvt. Ltd.** is setting up affordable plotted colony called **Anand Niketan**, inter-alia, upon the project land after obtaining all necessary sanctions and approvals. Subsequently as per MOU dated 26.11.2021 the plots were mutually divided between the land owners (**Anoop Arora** son of


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Ajit alias Ajit Kumar Arora and **Surjeet Arora** son of Bishamber Dayal) and **N.S. Buildtech Pvt. Ltd.** in the ratio of 70% and 30% respectively vide allotment letter dated 05.12.2022. Subsequently, the parties entered into MOU cum Collaboration Agreement dated 06.05.2025 wherein it was agreed that the plots fallen to the shares of the said land owners, viz., **Anoop Arora** son of Ajit alias Ajit Kumar Arora and **Surjeet Arora** son of Bishamber Dayal will be developed by the developer, viz., **N.S. Buildtech Pvt. Ltd.** who was empowered and also given right to market the dwelling units constructed upon the said plots. This MOU cum Collaboration Agreement dated 06.05.2025 was executed in continuation to earlier registered MOU dated 26.11.2021.

- iii) In the manner mentioned hereinabove, pursuant to registered MOU dated 26.11.2021 readwith Supplementary Agreement cum Addendum to MOU which is dated 02.04.2025 plots No. N-13 to N-20 were fallen to the share and ownership of **N.S. Buildtech Pvt. Ltd.** Subsequently, the said **N.S. Buildtech Pvt. Ltd.** agreed to sell and allotted the said plot Nos. N-13 to N-20 in favour of **Kanha Primeland LLP** on the basis of below mentioned Deeds of Assignment of Booking/Registration and/or Plot Buyer's Agreement :

S. No.	Plot No.	Document appointing Kanha Primeland LLP as allottee	Details of Plot Buyer's Agreement which was later assigned in favour of Kanha Primeland LLP
1.	N-13	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14686 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 5193 on 19.07.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of Mr. Raghav Sachdeva son of Sh. Vipin Sachdeva.
2.	N-14	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14680 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 4249 on 03.07.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of M/s Neudoor Real Estate.
3.	N-15	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14689 on	Plot buyer's Agreement registered as document No. 5197 on 19.07.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in

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		28.01.2025, in the office of Sub-Registrar, Sohna.	favour of Mr. Raghav Sachdeva son of Sh. Vipin Sachdeva.
4.	N-16	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14679 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 4248 on 03.07.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of M/s Neudoor Real Estate.
5.	N-17	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14683 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 4246 on 03.07.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of M/s Neudoor Real Estate.
6.	N-18	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14780 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 11559 on 26.11.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of Smt. Santosh Devi wife of Het Ram.
7.	N-19	Deed of Assignment of Booking/Registration dated 28.01.2025 registered as document No. 14665 on 28.01.2025, in the office of Sub-Registrar, Sohna.	Plot buyer's Agreement registered as document No. 11557 on 26.11.2024, in the office of Sub-Registrar, Sohna executed by N.S. Buildtech Pvt. Ltd. in favour of M/s Metrocity Housing Pvt. Ltd.
8.	N-20	Plot Buyer's Agreement registered as document No. 1559 on 09.05.2025, in the office of Sub-Registrar, Sohna.	NA

- iv) Thereafter, the said Kanha Primeland LLP entered into MOU/Agreement dated 06.05.2025 with N.S. Buildtech Pvt. Ltd. wherein N.S. Buildtech Pvt. Ltd. was empowered and also given right to market the dwelling units/floors to be constructed upon the said plot Nos. N-

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13 to N-20. It is pertinent to mention here that for plot No. N-20 MOU/Agreement dated 06.05.2025 was executed prior to execution of Plot Buyer's Agreement in favour of Kanha Primeland LLP although part payment was already made by Kanha Primeland LLP in favour of N.S. Buildtech Pvt. Ltd. In my opinion this transaction is valid as on date of execution of MOU/Agreement Kanha Primeland LLP had paid part consideration to N.S. Buildtech Pvt. Ltd. and intent to develop plot No. N-20 by N.S. Buildtech Pvt. Ltd. was recorded between N.S. Buildtech Pvt. Ltd. and Kanha Primeland LLP vide MOU/Agreement dated 06.05.2025.

- v) Pursuant to documents rereferred hereinabove the part of the plots out of the said residential affordable plotted colony called Anand Niketan is allocated in the following manner :

S. No.	Plot No.	Owned by
1.	N-58	Surjit Arora
2.	N-59	Surjit Arora
3.	N-60	Surjit Arora
4.	N-61	Surjit Arora
5.	N-62.	Surjit Arora
6.	N-63	Surjit Arora
7.	N-64	Surjit Arora
8.	N-65	Anoop Arora
9.	N-66	Anoop Arora
10.	N-67	Anoop Arora
11.	N-68	Anoop Arora
12.	N-69	Anoop Arora
13.	N-70	Anoop Arora
14.	N-71.	Anoop Arora
15.	N-76	N.S. Buildtech Pvt. Ltd.
16.	N-77	Anoop Arora
17.	N-78	Anoop Arora

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18.	N-79	Anoop Arora
19.	N-80	Anoop Arora
20.	N-81	Anoop Arora
21.	N-102	Anoop Arora
22.	N-103	Anoop Arora
23.	N-104	Anoop Arora
24.	N-105	Anoop Arora
25.	N-106	Anoop Arora
26.	N-107	Anoop Arora
27.	N-109	Anoop Arora
28.	N-13	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
29.	N-14	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
30.	N-15	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
31.	N-16	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
32.	N-17	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
33.	N-18	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
34.	N-19	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP

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35.	N-20	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
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3. SUB-REGISTRAR SEARCH :

I have taken search for the last 30 years in the offices of Registrar, Sohna for the period from 01.01.1995 to 31.05.2025 vide receipt bearing GRN No. 0133047887 dated 31.05.2025 with respect to the land in question. We have not found any registered encumbrance in respect to the property in question.

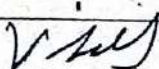
4. Final Certificate :

In the manner mentioned hereinabove, 35 Plots bearing Nos. N-58 to N-71 each having plot area of 134.73 sq. mtrs., N-76 to N-81 each having plot area of 126.54 sq. mtrs., N-102 to N-107 each having plot area of 123.58 sq. mtrs., N-13 to N-19 having plot area of 150.33 sq. mtrs, N-20 having plot area of 149.99 sq. mtrs. carved out of land measuring 79 kanal, 13 marla and 3 sarsai i.e. 9.9583 acres comprised in rectangle No. 38, killa Nos. 2 min (0-18-6), 3 min (6-8-2), 4 min (6-8-2), 5 min (6-8-2), 6/1 (7-11-0), 7/1 (7-11-0), 8/1 (6-19-0), 15/2/1 (1-11-0), rectangle No. 39, killa Nos. 1/1 min (2-11-3), 9/1 (7-11-0), 10/1 (7-11-0), 11/1 (6-18-0), 12/1 (6-18-0), 13/2 min (4-8-6), situated in the revenue estate of Village Sohna, Tehsil Sohna, District Gurugram, Haryana are owned as per following details having clear, legal and valid title :

S. No.	Plot No.	Owned by
1.	N-58	Surjit Arora
2.	N-59	Surjit Arora
3.	N-60	Surjit Arora
4.	N-61	Surjit Arora
5.	N-62	Surjit Arora
6.	N-63	Surjit Arora
7.	N-64	Surjit Arora
8.	N-65	Anoop Arora

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9.	N-66	Anoop Arora
10.	N-67	Anoop Arora
11.	N-68	Anoop Arora
12.	N-69	Anoop Arora
13.	N-70	Anoop Arora
14.	N-71	Anoop Arora
15.	N-76	N.S. Buildtech Pvt. Ltd.
16.	N-77	Anoop Arora
17.	N-78	Anoop Arora
18.	N-79	Anoop Arora
19.	N-80	Anoop Arora
20.	N-81	Anoop Arora
21.	N-102	Anoop Arora
22.	N-103	Anoop Arora
23.	N-104	Anoop Arora
24.	N-105	Anoop Arora
25.	N-106	Anoop Arora
26.	N-107	Anoop Arora
27.	N-109	Anoop Arora
28.	N-13	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
29.	N-14	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
30.	N-15	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP


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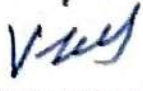
31.	N-16.	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
32.	N-17	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
33.	N-18	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
34.	N-19	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP
35.	N-20	Owned by N.S. Buildtech Pvt. Ltd. and allotted to Kanha Primeland LLP

Yours Sincerely,

Vikas Bhardwaj

VIKAS BHARDWAJ,
ADVOCATE

Vikas Bhardwaj
Advocate
E.No. D/1521/2001

DDO Code: 0362	E - CHALLAN		Candidate Copy
Government of Haryana			
Valid Upto: 07-06-2025 (Cash)	*0133047887*		
01-06-2025 (Chq/DD)			
GRN No.: 0133047887	Date: 31 May 2025 20:12:34		
Office Name: 0362-TEHSILDAR SOHNA			
Treasury: Sohna			
Period: (2025-26) One Time			
Head of Account		Amount	₹
0030-03-104-99-51 Fees for Registration		15	
PD AcNo 0			
Deduction Amount: ₹		0	
Total/Net Amount: ₹		15	
₹ Fifteen Rupees			
Tenderer's Detail			
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-			
PAN No:			
Tenderer's Name: Adv Vikas Bhardwaj			
Address: New Delhi			
Particulars: Record Inspection Fee For Year From 1994 To 2025 Sohna			
Cheque-DD- Detail:		 Depositor's Signature	
FOR USE IN RECEIVING BANK			
Bank CIN/Ref No:		BHMPDQC0MA0LTV	
Payment Date:		31/05/2025	
Bank:		IDBI Aggregator	
Status:		Success	