

RHF: AV/M-5878/03/\_\_\_/RS

Received: 18.01.2018

28 June 2017  
Opinion: Positive

RHFL  
Reliance Capital Ltd,  
260-261, Tribhuvan Complex  
Ishwar Nagar, New Friends Colony  
New Delhi.

Dear Sir/Madam,

Sub: Legal Scrutiny Report in respect of File of M/s. Pareena Infrastructure Pvt. Ltd.,

Ref: Your Letter dated Nil.

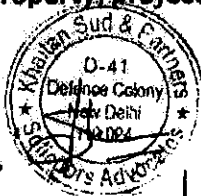
Loan Amount:

**Case Type: Construction Finance**

As desired by you vide the above referred letter, we are furnishing hereunder the legal scrutiny report of Plot of Land area measuring 4.57 Acres out of total land area measuring 13.32 Acres out of Land Bearing Rect No. 121, Killa No. 6/1 (6-0), 6/2 (0-4), 15/2(6-18), 16/2 (3-4), 25/2 (0-4), Rect No. 122 Killa Nos. 2/2/2 (4-12), 9(8-0), 10(8-0), 11/1(4-13), 12(8-0) 18/1/1(5-17), 23/1(3-8), 19(8-0), 20(8-0), 21/1(5-0), 22/3(0-17), Rect. No. 124 Killa No. 1/2 (0-18), Rect. No. 122, Killa No. 11/2(3-7), Rect No. 121, Killa No. 6/4/2, 7/1/2, 14/2 area KMS 1-10-8, 2-16-4, 0-2-0, Rec No. 122 Killa No. 2/2/1, 3/1, 18/1/2, Area KMs 1-4-0, 4-0-0, 0-13-0, situated in the revenue estate of Village Dhankot, Tehsil and Distt. Gurgaon, Haryana., (Hereinafter referred to as the "said property/project")

**PART I DESCRIPTION OF THE PROPERTY:**

Plot of Land area measuring 4.57 Acres out of total land area measuring 13.32 Acres out of Land Bearing Rect No. 121, Killa No. 6/1 (6-0), 6/2 (0-4), 15/2(6-18), 16/2 (3-4), 25/2 (0-4), Rect No. 122 Killa Nos. 2/2/2 (4-12), 9(8-0), 10(8-0), 11/1(4-13), 12(8-0) 18/1/1(5-17), 23/1(3-8), 19(8-0), 20(8-0), 21/1(5-0), 22/3(0-17), Rect. No. 124 Killa No. 1/2 (0-18), Rect. No. 122, Killa No. 11/2(3-7), Rect No. 121, Killa No. 6/4/2, 7/1/2, 14/2 area KMS 1-10-8, 2-16-4, 0-2-0, Rec No. 122 Killa No. 2/2/1, 3/1, 18/1/2, Area KMs 1-4-0, 4-0-0, 0-13-0, situated in the revenue estate of Village Dhankot, Tehsil and Distt. Gurgaon, Haryana., (Hereinafter referred to as the "said property/project")



O-41, Defence Colony,  
New Delhi - 110024  
Tel: +91 11 4977 4545

1001 C, Indiabulls Finance Centre,  
10th Floor, Tower-2, Mumbai - 400 013

Khaitan Sud & Partners

**B Book Receipt for Non Registration purposes**

**Second Party Copy**

**No.6959**

**Sub Registrar Office : GURGAON**

**Date: 29/06/2017**

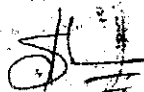
Received with thanks from **Sachin Kumar** adv **Delhi** year **2005-2017** resident of - Sum of Rs. **fifteen Only**  
on account of **Inspection** charges.

**Rs. 15.00**

**(Incharge)**

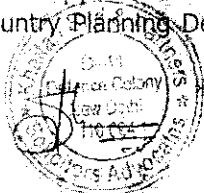
**PART II LIST OF DOCUMENTS SUBMITTED BEFORE US FOR SCRUTINY AND  
LEGAL OPINION:**

1. Photocopy of Revenue Records/Register Intakals and Jamabandi duly mutated in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.
2. Photocopy of Sale Deed dated 01.02.2007 executed by Mr. Hazir Singh (1/4<sup>th</sup> share), Mr. Jaibhagwan, Mr. Mahendra Kumar, Mr. Satpal, Mr. Pawan Kumar Mrs. Susheela, Ms. Nareshbala, Ms. Kaushalya (1/4<sup>th</sup> share) in favour of M/s. Moon Lights Buildwell Pvt., Ltd., in respect of the area measuring 39 Kanal **(which is duly registered as Document No. 22914 in Addl. Book No. I, Volume No. 8490/1325 on pages 25-26, dated 01.02.2007, in the office of the Sub-Registrar-Gurgaon).**
3. Photocopy of Sale Deed dated 13.10.2010 executed by Mr. Vishambhar Dayal (1/5<sup>th</sup> share), Ramanand (1/5<sup>th</sup> share), Mr. Ram Singh (1/5<sup>th</sup> share), Mrs. Dayawati, Mr. Bharath Singh, Mr. Sunil, Ms. Pinki, (1/5<sup>th</sup> share), Mrs. Bimlesh Ms. Priti (1/10<sup>th</sup> share) in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 46 Kanals 10 Marlas **(which is duly registered as Document No. 19742 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 13.10.2010, in the office of the Sub-Registrar-Gurgaon).**
4. Photocopy of Sale Deed dated 19.10.2010 executed by M/s. Moonlight Buildwell Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 24 Kanals 1/2 Marlas **(which is duly registered as Document No. 20246 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).**
5. Photocopy of Sale Deed dated 19.10.2010 executed by M/s. Uppal Housing Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of 4 Kanals 17 Marlas out of area measuring 29 Kanals 3 Marlas. **(which is duly registered as Document No. 20247 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon)**
6. Photocopy of Sale Deed executed by Mr. Ramesh, Mr. Rajpal, Mr. Raj Kumar, Mr. Rajesh, Mr. Raj Bala Ms. Kamlesh, Ms. Parvesh Kumari Ms. Kusam Rani in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **7 Kanals 4 Marlas.**
7. Photocopy of Sale Deed dated 21.10.2010 executed by Mr. Rajender Parshad, Mr. Rajbir, Mr. Deshraj in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **10 Kanals 16 Marlas** out of 43 Kanal 3 Marlas. **(which is duly registered as Document No. 20611 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**
8. Photocopy of Sale Deed dated 21.10.2010 executed by Mrs. Bakhtawari 7/300 share, Mr. Deepak, Mr. Sanjay, Ms. Nirmala 9/200 share in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of **area measuring 2 Kanals 19 Marlas** out of 43, Kanals 3 Marlas. **(which is duly registered as Document No. 20610 in Addl.**



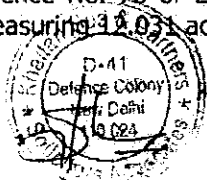
**Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**

9. Photocopy of Sale Deed dated 28.04.2011 executed by Mrs. Priyanka in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (which is duly registered as Document No. 2321 in Addl. Book No. I, Volume No. 12952/1251 on pages 175/28-29, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).
10. Photocopy of Sale Deed dated 28.04.2011 executed by Kuldeep (minor) through mother and natural guardian Mrs. Bakhtawari in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 marlas (which is duly registered as Document No. 2317 in Addl. Book No. I, Volume No. 12952/1251 on pages 177/38-39, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).
11. Photocopy of Sale Deed dated 06.05.2011 executed by Mr. Rahul in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (which is duly registered as Document No. 3101 in Addl. Book No. I, Volume No. 12953/1268 on pages 173/67-68, dated 06.05.2011, in the office of the Sub-Registrar-Gurgaon).
12. Photocopy of Sale Deed dated 26.05.2011 executed by Mr. Namichand, Mr. Ishwar Chand, Mr. Mahendra Nath, Mrs. Phool Deyi (1/4<sup>th</sup> share), Mr. Rohtash, Mr. Krishan, Mrs. Bimili Devi (1/6<sup>th</sup> share), Mr. Joginder & Mrs. Ramrati (1/16<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 1 Kanal 15 Marlas and 2 Sarsai (which is duly registered as Document No. 4973 in Addl. Book No. I, Volume No. 12956/1310 pages 47/96-97 dated 26.05.2011 in the office of the Sub-Registrar-Gurgaon).
13. Photocopy of Sale Deed dated 26.05.2011 executed by Mr. Deepak, Mr. Adits, Ms. Neelam (1/132 share), Mr. Rakesh alias Bittu, Mr. Harkesh, Mr. Yogesh, Mr. Vijay, Ms. Sharmila (1/132 share) & Mrs. Mahadevi (1/8th share)(1/8th share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 Marla 2 Sarsai (which is duly registered as Document No. 4983 in Addl. Book No. I, Volume No. 12956/1311 on pages 54/66-67 dated 26.05.2011, in the office of the Sub-Registrar-Gurgaon).
14. Photocopy of Agreement dated 08.07.2011 executed by & between M/s. Cosmos Infra Engineering (India) Limited as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of 96 Kanals 5 Marlas (12.031 acres).
15. Photocopy of Agreement dated 28.07.2011 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/project.
16. Photocopy of NOC for heights clearance dated 27.12.2011 issued by Airport Authority of India in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.
17. Photocopy of License No. 70/2011, Issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for



setting up a Group Housing Colony on the land measuring 12.031 Ares. (Valid up to 21.07.2015).

18. Photocopy of License dated 27.08.2012 (License No. 82 of 2012 valid upto 26.08.2016) issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for setting up a Group Housing Colony on the additional land measuring 1.289 acres.
19. Photocopy of Agreement dated 08.08.2012 executed by & between M/s. Cosmos Infra Engineering (India) Ltd as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of plot of land area measuring 106 Kanals 11 Marlas (13.32 Acres).
20. Photocopy of Regd., General Power of Attorney dated 22.05.2012 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 3.03 Acres out of total area measuring 11.599 Acres **(which is duly registered as Document No. 2908 in Addl. Book No. IV, Volume No. \_\_\_\_\_ on pages \_\_\_\_\_, dated 22.05.2012 in the office of the Sub-Registrar-Gurgaon).**
21. Photocopy of Agreement dated 28.08.2012 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/Project.
22. Photocopy of Regd., General Power of Attorney dated 01.08.2013 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 1.54 Acres out of total area measuring 12.8 Acres **(which is duly registered as Document No. 637 in Addl. Book No. IV, Volume No. 1014/174 on pages 161/71-72, dated 01.08.2013 in the office of the Sub-Registrar-Gurgaon).**
23. Photocopy of Environmental Clearance dated 24.12.2013 issued by State Environment Impact Assessment Authority Haryana in favour of M/s. Shivnandan Build. Tech., Pvt. Ltd. in respect of the said property/Project.
24. Photocopy of NOC for Pollution dated 22.03.2014 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.
25. Photocopy of Extension in validity period of NOC dated 31.05.2016 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project (from 21.03.2016 to 01.04.2019)
26. Photocopy of Letter (Renewal of License No. 70 of 2011) dated 16.03.2016 issued by DTCPh in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 70 of 2011 granted for group housing colony over an additional area measuring 12.031 acres renewed upto 21.07.2017.

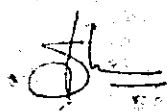


27. Photocopy of JDA dated 04.11.2016 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., as Licensee/First Part and M/s. Pareena Infrastructure Pvt. Ltd., as assignees/Second Part in respect of the said property/property *(which is duly registered as Document No. 68 in Addl. Book No. IV, Volume No. 81/171 on pages 62/14-38, dated 01.08.2013 in the office of the Sub-Registrar-Jajhhar).*

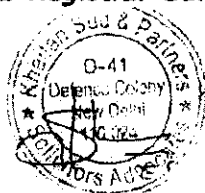
28. Photocopy Letter dated 05.04.2017 issued by DTCPh in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 82 of 2012 granted for group housing colony over an additional area measuring 1.289 acres renewed upto 26.08.2018.

### **PART III FLOW OF TITLE OF PROPERTY – (HISTORY OF TITLE):**

- That this is a Group Housing property.
- Initially Sale Deed dated 01.02.2007 executed by Mr. Hazir Singh (1/4<sup>th</sup> share), Mr. Jaibhagwan, Mr. Mahendra Kumar, Mr. Satpal, Mr. Pawan Kumar Mrs. Susheela, Ms. Nareshbala, Ms. Kaushalya (1/4<sup>th</sup> share) in favour of M/s. Moon Lights Buildwell Pvt., Ltd., in respect of the area measuring 39 Kanals *(which is duly registered as Document No. 22914 in Addl. Book No. I, Volume No. 8490/1325 on pages 25-26, dated 01.02.2007, in the office of the Sub-Registrar-Gurgaon).*
- Thereafter Sale Deed dated 13.10.2010 executed by Mr. Vishambhar Dayal (1/5<sup>th</sup> share), Ramanand (1/5<sup>th</sup> share), Mr. Ram Singh (1/5<sup>th</sup> share), Mrs. Dayawati, Mr. Bharath Singh, Mr. Sunil, Ms. Pinki, (1/5<sup>th</sup> share), Mrs. Bimlesh Ms. Priti (1/10<sup>th</sup> share) in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 46 Kanals 10 Marlas *(which is duly registered as Document No. 19742 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 13.10.2010, in the office of the Sub-Registrar-Gurgaon).*
- Thereafter Sale Deed dated 19.10.2010 executed by M/s. Moonlight Buildwell Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 24 Kanals 1/2 Marlas *(which is duly registered as Document No. 20246 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).*
- Thereafter Sale Deed dated 19.10.2010 executed by M/s. Uppal Housing Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of 4 Kanals 17 Marlas out of area measuring 29 Kanals 3 Marlas. *(which is duly registered as Document No. 20247 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon)*
- Thereafter Sale Deed executed by Mr. Ramesh, Mr. Rajpal, Mr. Raj Kumar, Mr. Rajesh, Mr. Raj Bala Ms. Kamlesh, Ms. Parvesh Kumari Ms. Kusam Rani in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **7 Kanals 4 Marlas.**



- Thereafter Sale Deed dated 21.10.2010 executed by Mr. Rajender Parshad, Mr. Rajbir, Mr. Deshraj in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **10 Kanals 16 Marlas** out of 43 Kanal 3 Marlas. **(which is duly registered as Document No. 20611 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon)**
- Thereafter Sale Deed dated 21.10.2010 executed by Mrs. Bakhtawari 7/300 share, Mr. Deepak, Mr. Sanjay, Ms. Nirmala 9/200 share in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **2 Kanals 19 Marlas** out of 43, Kanals 3 Marlas. **(which is duly registered as Document No. 20610 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**
- Thereafter Sale Deed dated 28.04.2011 executed by Mrs. Priyanka in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas **(which is duly registered as Document No. 2321 in Addl. Book No. I, Volume No. 12952/1251 on pages 175/28-29, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).**
- Thereafter Sale Deed dated 28.04.2011 executed by Kuldeep (minor) through mother and natural guardian Mrs. Bakhtawari in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 marlas **(which is duly registered as Document No. 2317 in Addl. Book No. I, Volume No. 12952/1251 on pages 177/38-39, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).**
- Thereafter Sale Deed dated 06.05.2011 executed by Mr. Rahul in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas **(which is duly registered as Document No. 3101 in Addl. Book No. I, Volume No. 12953/1268 on pages 173/67-68, dated 06.05.2011, in the office of the Sub-Registrar-Gurgaon).**
- Thereafter Sale Deed dated 26.05.2011 executed by Mr. Namichand, Mr. Ishwar Chand, Mr. Mahendra Nath, Mrs. Phool Devi (1/4<sup>th</sup> share), Mr. Rohtash, Mr. Krishan, Mrs. Bimil Devi (1/6<sup>th</sup> share), Mr. Joginder & Mrs. Ramrati (1/16<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 1 Kanal 15 Marlas and 2 Sarsai (which is duly registered as Document No. 4973 in Addl. Book No. I, Volume No. 12956/1310 pages 47/96-97 dated 26.05.2011 in the office of the Sub-Registrar-Gurgaon).
- Finally Sale Deed dated 26.05.2011 executed by Mr. Deepak, Mr. Adits, Ms. Neelam (1/132 share), Mr. Rakesh alias Bittu, Mr. Harkesh, Mr. Yogesh, Mr. Vijay, Ms. Sharmila (1/132 share) & Mrs. Mahadevi (1/8th share)(1/8th share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 Marla 2 Sarsai **(which is duly registered as Document No. 4983 in Addl. Book No. I, Volume No. 12956/1311 on pages 54/66-67 dated 26.05.2011, in the office of the Sub-Registrar-Gurgaon).**



**PART IV EVIDENCE OF TITLE OF PROPERTY:**

1. Revenue Records/Register Intakals and Jamabandi duly mutated in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.
2. Sale Deed dated 01.02.2007 executed by Mr. Hazir Singh (1/4<sup>th</sup> share), Mr. Jaibhagwan, Mr. Mahendra Kumar, Mr. Satpal, Mr. Pawan Kumar Mrs. Susheela, Ms. Nareshbala, Ms. Kaushalya (1/4<sup>th</sup> share) in favour of M/s. Moon Lights Buildwell Pvt., Ltd., in respect of the area measuring 39 Kanal **(which is duly registered as Document No. 22914 in Addl. Book No. I, Volume No. 8490/1325 on pages \_\_\_/25-26, dated 01.02.2007, in the office of the Sub-Registrar-Gurgaon).**
3. Sale Deed dated 13.10.2010 executed by Mr. Vishambhar Dayal (1/5<sup>th</sup> share), Ramanand (1/5<sup>th</sup> share), Mr. Ram Singh (1/5<sup>th</sup> share), Mrs. Dayawati, Mr. Bharath Singh, Mr. Sunil, Ms. Pinki, (1/5<sup>th</sup> share), Mrs. Bimlesh Ms. Priti (1/10<sup>th</sup> share) in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 46 Kanals 10 Marlas **(which is duly registered as Document No. 19742 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 13.10.2010, in the office of the Sub-Registrar-Gurgaon).**
4. Sale Deed dated 19.10.2010 executed by M/s. Moonlight Buildwell Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 24 Kanals 1/2 Marlas **(which is duly registered as Document No. 20246 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).**
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6. Sale Deed executed by Mr. Ramesh, Mr. Rajpal, Mr. Raj Kumar, Mr. Rajesh, Mr. Raj Bala Ms. Kamlesh, Ms. Parvesh Kumari Ms. Kusam Rani in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **7 Kanals 4 Marlas.**
7. Sale Deed dated 21.10.2010 executed by Mr. Rajender Parshad, Mr. Rajbir, Mr. Deshraj in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **10 Kanals 16 Marlas** out of 43 Kanal 3 Marlas. **(which is duly registered as Document No. 20611 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon)**
8. Sale Deed dated 21.10.2010 executed by Mrs. Bakhtawari 7/300 share, Mr. Deepak, Mr. Sanjay, Ms. Nirmla 9/200 share in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **2 Kanals 19 Marlas** out of 43, Kanals 3 Marlas. **(which is duly registered as Document No. 20610 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**

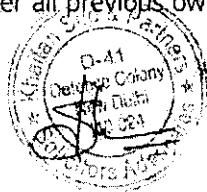




9. Original Sale Deed dated 28.04.2011 executed by Mrs. Priyanka in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (*which is duly registered as Document No. 2321 in Addl. Book No. I, Volume No. 12952/1251 on pages 175/28-29, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon*).
10. Sale Deed dated 28.04.2011 executed by Kuldeep (minor) through mother and natural guardian Mrs. Bakhtawari in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 marlas (*which is duly registered as Document No. 2317 in Addl. Book No. I, Volume No. 12952/1251 on pages 177/38-39, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon*).
11. Sale Deed dated 06.05.2011 executed by Mr. Rahul in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (*which is duly registered as Document No. 3101 in Addl. Book No. I, Volume No. 12953/1268 on pages 173/67-68, dated 06.05.2011, in the office of the Sub-Registrar-Gurgaon*).
12. Sale Deed dated 26.05.2011 executed by Mr. Namichand, Mr. Ishwar Chand, Mr. Mahendra Nath, Mrs. Phool Devi (1/4<sup>th</sup> share), Mr. Rohtash, Mr. Krishan, Mrs. Bimli Devi (1/6<sup>th</sup> share), Mr. Joginder & Mrs. Ramrati (1/16<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 1 Kanal 15 Marlas and 2 Sarsai (which is duly registered as Document No. 4973 in Addl. Book No. I, Volume No. 12956/1310 pages 47/96-97 dated 26.05.2011 in the office of the Sub-Registrar-Gurgaon).
13. Sale Deed dated 26.05.2011 executed by Mr. Deepak, Mr. Adits, Ms. Neelam (1/132 share), Mr. Rakesh alias Bittu, Mr. Harkesh, Mr. Yogesh, Mr. Vijay, Ms. Sharmila (1/132 share) & Mrs. Mahadevi (1/8th share)(1/8th share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 Marla 2 Sarsai (*which is duly registered as Document No. 4983 in Addl. Book No. I, Volume No. 12956/1311 on pages 54/66-67 dated 26.05.2011, in the office of the Sub-Registrar-Gurgaon*).

#### PART V OTHER PROVISIONS:

- 5.1 Whether provisions of Urban Land Ceiling Act are applicable?  
Ans. Urban Land Ceiling Act has been abolished.
- 5.2 Whether property to be given as security is subject to any minor's claim/share?  
Ans. No.
- 5.3 Whether property is affected by any revenue and tenancy obligation?  
Ans. N.A.
- 5.4 Whether the user land has been converted under Land Revenue Law?  
Ans. Out of scope of our work.
- 5.5 Whether up to date Tax/Land Revenue has been paid on the property?  
Ans. N.A.
- 5.6 Whether all the title documents for last 13 years have been scrutinized?  
Ans. Title Documents mentioned in Part II.
- 5.7 Whether required documents are available for creating mortgage?  
Ans. Title Documents mentioned in Part II.
- 5.8 Whether all previous owners had the right/competency to transfer the property?  
Ans. Yes.



- 5.9 Whether proposed mortgage by deposit of title deed is possible?  
Ans. Yes.
- 5.10 If property is a flat/apartment, how far independent title is ensured?  
Ans. As required for mortgage.
- 5.11 Whether the property has been transferred/to be transferred by a POA holder of the original land owner in favour of the loan Applicant?  
Ans. No.
- 5.12 Whether POA holder of original land owner has/had authority under POA?  
Ans. N. A.
- 5.13 Whether the said POA as recorded in 5.12 is registered?  
Ans. N. A.
- 5.14 Whether the property is lease land? If yes, then what is the tenure of the lease?  
Ans. N. A.
- 5.15 Whether the land/property is joint family property?  
Ans. No.
- 5.16 Is the land/property/flat is subject to any reservation/acquisitions /requisitions?  
Ans. Out of Scope of our work.

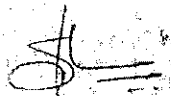
**PART VI CERTIFICATE:**

- a).. In view of the foregoing, we certify that the title deeds intended to be deposited, relating to the said property and offered as security by way of Registered Mortgage and the documents of title referred to above are perfect evidence of the title and that if the said Registered Mortgage is created in the manner required by law, it would satisfy the requirements of creation of Registered Mortgage.
- b).. Now, we are of the opinion that **M/s. Pareena Infrastructure Pvt. Ltd.**, has/have purchased a valid and marketable title to the a large plot of land including said property/project in pursuance of **various Sale Deeds fully described above.**
- c).. The said property is now sought to be mortgaged by **M/s. Pareena Infrastructure Pvt. Ltd.**, as Registered Mortgage which can be created by deposit of title documents of the said property. The following formalities are liable to be completed for creating an Registered Mortgage in respect of said property.

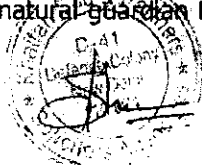
The following original documents are required to be deposited for creation of Registered Mortgage:-

I. Steps/Documents required to be taken/collected by Reliance Home Finance Ltd/Reliance Capital Ltd, prior to disbursement of loan:

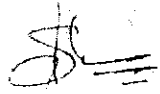
1. Photocopy of Revenue Records/Register Intakals and Jamabandi duly mutated in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.
2. Photocopy of Sale Deed dated 01.02.2007 executed by Mr. Hazir Singh (1/4<sup>th</sup> share), Mr. Jaibhagwan, Mr. Mahendra Kumar, Mr. Satpal, Mr. Pawan Kumar Mrs. Susheela, Ms. Nareshbala, Ms. Kaushalya (1/4<sup>th</sup> share) in favour of M/s. Moon Lights Buildwell Pvt., Ltd., in respect of the area measuring 39 Kanal *(which is duly registered as Document No. 22914 in Addl. Book No. I, Volume No. 8490/1325 on pages \_\_\_/25-26, dated 01.02.2007, in the office of the Sub-Registrar-Gurgaon).*



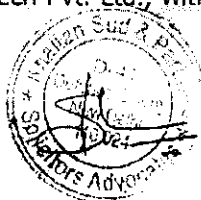
3. Photocopy of Sale Deed dated 13.10.2010 executed by Mr. Vishambhar Dayal (1/5<sup>th</sup> share), Ramanand (1/5<sup>th</sup> share), Mr. Ram Singh (1/5<sup>th</sup> share), Mrs. Dayawati, Mr. Bharath Singh, Mr. Sunil, Ms. Pinki, (1/5<sup>th</sup> share), Mrs. Bimlesh Ms. Priti (1/10<sup>th</sup> share) in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 46 Kanals 10 Marlas **(which is duly registered as Document No. 19742 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 13.10.2010, in the office of the Sub-Registrar-Gurgaon).**
4. Photocopy of Court Order vide Suit No. 179 of 14.10.2010 passed by competent court of law to the Sell the minor share namely Kuldeep (minor) in favour of mother and natural guardian Mrs. Bakhtawari.
5. Photocopy of Sale Deed dated 19.10.2010 executed by M/s. Moonlight Buildwell Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 24 Kanals 1/2 Marlas **(which is duly registered as Document No. 20246 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).**
6. Photocopy of Sale Deed dated 19.10.2010 executed by M/s. Uppal Housing Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of 4 Kanas 17 Marlas out of area measuring 29 Kanals 3 Marlas. **(which is duly registered as Document No. 20247 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon)**
7. Photocopy of Sale Deed executed by Mr. Ramesh, Mr. Rajpal, Mr. Raj Kumar, Mr. Rajesh, Mr. Raj Bala Ms. Kamlesh, Ms. Parvesh Kumari Ms. Kusam Rani in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 7 Kanals 4 Marlas.
8. Photocopy of Sale Deed dated 21.10.2010 executed by Mr. Rajender Parshad, Mr. Rajbir, Mr. Deshraj in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 10 Kanals 16 Marlas out of 43 Kanal 3 Marlas. **(which is duly registered as Document No. 20611 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon)**
9. Photocopy of Sale Deed dated 21.10.2010 executed by Mrs. Bakhtawari 7/300 share, Mr. Deepak, Mr. Sanjay, Ms. Nirmala 9/200 share in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 19 Marlas out of 43, Kanals 3 Marlas. **(which is duly registered as Document No. 20610 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**
10. Photocopy of Sale Deed dated 28.04.2011 executed by Mrs. Priyanka in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas **(which is duly registered as Document No. 2321 in Addl. Book No. I, Volume No. 12952/1251 on pages 175/28-29, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).**
11. Photocopy of Sale Deed dated 28.04.2011 executed by Kuldeep (minor) through mother and natural guardian Mrs. Bakhtawari in favour of M/s. Shivnandan Buildtech Pvt. Ltd.,



- in respect of area measuring 0 Kanal 13 marlas (*which is duly registered as Document No. 2317 in Addl. Book No. I, Volume No. 12952/1251 on pages 177/38-39, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon*).
12. Photocopy of Sale Deed dated 06.05.2011 executed by Mr. Rahul in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (*which is duly registered as Document No. 3101 in Addl. Book No. I, Volume No. 12953/1268 on pages 173/67-68, dated 06.05.2011, in the office of the Sub-Registrar-Gurgaon*).
  13. Photocopy of Sale Deed dated 26.05.2011 executed by Mr. Namichand, Mr. Ishwar Chand, Mr. Mahendra Nath, Mrs. Phool Devi (1/4<sup>th</sup> share), Mr. Rohtash, Mr. Krishan, Mrs. Bimli Devi (1/6<sup>th</sup> share), Mr. Joginder & Mrs. Ramrati (1/16<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 1 Kanal 15 Marlas and 2 Sarsai (which is duly registered as Document No. 4973 in Addl. Book No. I, Volume No. 12956/1310 pages 47/96-97 dated 26.05.2011 in the office of the Sub-Registrar-Gurgaon).
  14. Photocopy of Sale Deed dated 26.05.2011 executed by Mr. Deepak, Mr. Adits, Ms. Neelam (1/132 share), Mr. Rakesh alias Bittu, Mr. Harkesh, Mr. Yogesh, Mr. Vijay, Ms. Sharmila (1/132 share) & Mrs. Mahadevi (1/8<sup>th</sup> share)(1/8<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 Marla 2 Sarsai (*which is duly registered as Document No. 4983 in Addl. Book No. I, Volume No. 12956/1311 on pages 54/66-67 dated 26.05.2011, in the office of the Sub-Registrar-Gurgaon*).
  15. Photocopy of Agreement dated 08.07.2011 executed by & between M/s. Cosmos Infra Engineering (India) Limited as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of 96 Kanals 5 Marlas (12.031 acres).
  16. Photocopy of Agreement dated 28.07.2011 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/project.
  17. Photocopy of NOC for heights clearance dated 27.12.2011 issued by Airport Authority of India in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.
  18. Photocopy of License No. 70/2011, issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for setting up a Group Housing Colony on the land measuring 12.031 Ares. (Valid up to 21.07.2015).
  19. Photocopy of Agreement dated 08.08.2012 executed by & between M/s. Cosmos Infra Engineering (India) Ltd as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of plot of land area measuring 106 Kanals 11 Marlas (13.32 Acres).
  20. Photocopy of Regd., General Power of Attorney dated 22.05.2012 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 3.03 Acres out of total area measuring 11.599 Acres (*which is duly registered as Document No. 2908 in Addl. Book No. IV, Volume No. \_\_\_\_\_ on pages \_\_\_\_\_, dated 22.05.2012 in the office of the Sub-Registrar-Gurgaon*).



21. Photocopy of renewal letter of License dated 27.08.2012 (License No. 82 of 2012 valid upto 26.08.2016) issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for setting up a Group Housing Colony on the additional land measuring 1.289 acres.
22. Photocopy of Agreement dated 28.08.2012 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/Project.
23. Photocopy of Regd., General Power of Attorney dated 01.08.2013 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 1.54 Acres out of total area measuring 12.8 Acres (*which is duly registered as Document No. 637 in Addl. Book No. IV, Volume No. 1014/174 on pages 161/71-72, dated 01.08.2013 in the office of the Sub-Registrar-Gurgaon*).
24. Photocopy of Building sanction Plan/Letter issued by concerned authority in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.
25. Photocopy of Fire NOC issued by Fire Department Meerut in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project
26. Photocopy of Environmental Clearance dated 24.12.2013 issued by State Environment Impact Assessment Authority Haryana in favour of M/s. Shivnandan Build. Tech., Pvt. Ltd. in respect of the said property/property.
27. Photocopy of NOC for Pollution dated 22.03.2014 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.
28. Photocopy of Letter (Renewal of License No. 70 of 2011) dated 16.03.2016 issued by DTCPh in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 70 of 2011 granted for group housing colony over an additional area measuring 12.031 acres renewed upto 21.07.2017.
29. Photocopy of Extension in validity period of NOC dated 31.05.2016 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project (from 21.03.2016 to 01.04.2019)
30. Photocopy of JDA dated 04.11.2016 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., as Licensee/First Part and M/s. Pareena Infrastructure Pvt. Ltd., as assignees/Second Part in respect of the said property/property (*which is duly registered as Document No. 68 in Addl. Book No. IV, Volume No. 81/171 on pages 62/14-38, dated 01.08.2013 in the office of the Sub-Registrar-Jajhhar*).
31. Photocopy Letter dated 05.04.2017 issued by DTCPh in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 82 of 2012 granted for group



housing colony over an additional area measuring 1.289 acres renewed upto 26.08.2018.

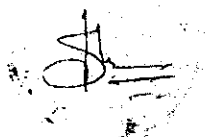
32. Photocopy of NOC/No-Objection issued by M/s. Cosmos Infra Engineering (India) Limited in favour of RHFL to mortgage is the said property/project
33. Photocopy of NOC/No-Objection issued by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of RHFL to mortgage is the said property/project.
34. Original Memorandum and Article of association of **M/s. Pareena Infrastructure Pvt. Ltd.**, along with Certificate of Incorporation issued by Registrar of Companies, NCT of Delhi in favour of **M/s. Pareena Infrastructure Pvt. Ltd.**, along with Certified True Copy of Board Resolution for mortgaging said property.
35. Original ROC Search Report issued by CA/CS, after conducting searches in the Registrar of Companies in respect of said property belonging to **M/s. Pareena Infrastructure Pvt. Ltd.**, confirmation that the said property is free from all kinds of encumbrances, lien etc, no charge found.
36. Draft Copy of Allotment Letter/Buyers Agreement issued/executed by **M/s. Pareena Infrastructure Pvt. Ltd.**, in favour of the intending purchaser.
37. Original List of Document issued by Mortgagee Bank in the name of **Borrower/s** in respect of said property/project.
38. Original Foreclosure Letter issued by Mortgagee Bank in the name of **Borrower/s** in respect of said property/project.
39. Original Payment receipts issued by Mortgagee Bank in favour of **Borrower/s** in respect of said property/project.

**II. At the time of Delivery of Pay Order(s) / Demand Draft (s) to the Seller/s / Borrower/s collected by the Reliance Home Finance Ltd/Reliance Capital Ltd's lawyer:**

1. Original Payment receipts issued by Mortgagee Bank in favour of **Borrower/s** in respect of **said project/Project.**

**III. Post Disbursement collected by the Reliance Home Finance Ltd/Reliance Capital Ltd's Lawyer:**

1. CTC of Revenue Records/Register Intakals and Jamabandi duly mutated in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.



2. CTC of Sale Deed dated 01.02.2007 executed by Mr. Hazir Singh (1/4<sup>th</sup> share), Mr. Jaibhagwan, Mr. Mahendra Kumar, Mr. Satpal, Mr. Pawan Kumar Mrs. Susheela, Ms. Nareshbala, Ms. Kaushalya (1/4<sup>th</sup> share) in favour of M/s. Moon Lights Buildwell Pvt., Ltd., in respect of the area measuring 39 Kanals **(which is duly registered as Document No. 22914 in Addl. Book No. I, Volume No. 8490/1325 on pages 25-26, dated 01.02.2007, in the office of the Sub-Registrar-Gurgaon).**
3. CTC of Sale Deed dated 13.10.2010 executed by Mr. Vishambhar Dayal (1/5<sup>th</sup> share), Ramanand (1/5<sup>th</sup> share), Mr. Ram Singh (1/5<sup>th</sup> share), Mrs. Dayawati, Mr. Bharath Singh, Mr. Sunil, Ms. Pinki, (1/5<sup>th</sup> share), Mrs. Bimlesh Ms. Priti (1/10<sup>th</sup> share) in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 46 Kanals 10 Marlas **(which is duly registered as Document No. 19742 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 13.10.2010, in the office of the Sub-Registrar-Gurgaon).**
4. CTC of Court Order vide Suit No. 179 of 14.10.2010 passed by competent court of law to the Sell the minor share namely Kuldeep (minor) in favour of mother and natural guardian Mrs. Bakhtawari.
5. CTC of Sale Deed dated 19.10.2010 executed by M/s. Moonlight Buildwell Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 24 Kanals 1/2 Marlas **(which is duly registered as Document No. 20246 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).**
6. CTC of Sale Deed dated 19.10.2010 executed by M/s. Uppal Housing Pvt. Ltd., in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of 4 Kanals 17 Marlas out of area measuring 29 Kanals 3 Marlas. **(which is duly registered as Document No. 20247 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 19.10.2010, in the office of the Sub-Registrar-Gurgaon).**
7. CTC of Sale Deed executed by Mr. Ramesh, Mr. Rajpal, Mr. Raj Kumar, Mr. Rajesh, Mr. Raj Bala Ms. Kamlesh, Ms. Parvesh Kumari Ms. Kusam Rani in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **7 Kanals 4 Marlas.**
8. CTC of Sale Deed dated 21.10.2010 executed by Mr. Rajender Parshad, Mr. Rajbir, Mr. Deshraj in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **10 Kanals 16 Marlas** out of 43 Kanals 3 Marlas. **(which is duly registered as Document No. 20611 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**
9. CTC of Sale Deed dated 21.10.2010 executed by Mrs. Bakhtawari 7/300 share, Mr. Deepak, Mr. Sanjay, Ms. Nirmala 9/200 share in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring **2 Kanals 19 Marlas** out of 43, Kanals 3 Marlas. **(which is duly registered as Document No. 20610 in Addl. Book No. I, Volume No. 9753/832 on pages 140/52-53, dated 21.10.2010, in the office of the Sub-Registrar-Gurgaon).**
10. CTC of Sale Deed dated 28.04.2011 executed by Mrs. Priyanka in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas **(which**



*is duly registered as Document No. 2321 in Addl. Book No. I, Volume No. 12952/1251 on pages 175/28-29, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).*

11. CTC of Sale Deed dated 28.04.2011 executed by Kuldeep (minor) through mother and natural guardian Mrs. Bakhtawari in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 marlas (*which is duly registered as Document No. 2317 in Addl. Book No. I, Volume No. 12952/1251 on pages 177/38-39, dated 28.04.2011, in the office of the Sub-Registrar-Gurgaon).*

12. CTC of Sale Deed dated 06.05.2011 executed by Mr. Rahul in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 2 Kanals 12 Marlas (*which is duly registered as Document No. 3101 in Addl. Book No. I, Volume No. 12953/1268 on pages 173/67-68, dated 06.05.2011, in the office of the Sub-Registrar-Gurgaon).*

13. CTC of Sale Deed dated 26.05.2011 executed by Mr. Namichand, Mr. Ishwar Chand, Mr. Mahendra Nath, Mrs. Phool Devi (1/4<sup>th</sup> share), Mr. Rohtash, Mr. Krishan, Mrs. Bimli Devi (1/6<sup>th</sup> share), Mr. Joginder & Mrs. Ramrati (1/16<sup>th</sup> share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 1 Kanal 15 Marlas and 2 Sarsai (*which is duly registered as Document No. 4973 in Addl. Book No. I, Volume No. 12956/1310 pages 47/96-97 dated 26.05.2011 in the office of the Sub-Registrar-Gurgaon).*

14. CTC of Sale Deed dated 26.05.2011 executed by Mr. Deepak, Mr. Adits, Ms. Neelam (1/132 share), Mr. Rakesh alias Bittu, Mr. Harkesh, Mr. Yogesh, Mr. Vijay, Ms. Sharmila (1/132 share) & Mrs. Mahadevi (1/8th share)(1/8th share) in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of area measuring 0 Kanal 13 Marla 2 Sarsai (*which is duly registered as Document No. 4983 in Addl. Book No. I, Volume No. 12956/1311 on pages 54/66-67 dated 26.05.2011, in the office of the Sub-Registrar-Gurgaon).*

15. Original Agreement dated 08.07.2011 executed by & between M/s. Cosmos Infra Engineering (India) Limited as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of 96 Kanals 5 Marlas (12.031 acres).

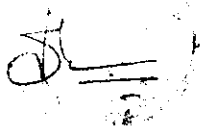
16. Original Agreement dated 28.07.2011 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/project.

17. Original NOC for heights clearance dated 27.12.2011 issued by Airport Authority of India in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.

18. Original License No. 70/2011, issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for setting up a Group Housing Colony on the land measuring 12.031 Ares. (Valid up to 21.07.2015).

19. Original Agreement dated 08.08.2012 executed by & between M/s. Cosmos Infra Engineering (India) Ltd as First Part and M/s. Pareena Infrastructure Pvt. Ltd., as Second Part in respect of plot of land area measuring 106 Kanals 11 Marlas (13.32 Acres).

20. Original Regd., General Power of Attorney dated 22.05.2012 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 3.03 Acres out of total area measuring 11.599 Acres (*which*





*is duly registered as Document No. 2908 in Addl. Book No. IV, Volume No. \_\_\_\_\_ on pages \_\_\_\_\_ dated 22.05.2012 in the office of the Sub-Registrar-Gurgaon).*

21. Original renewal letter of License dated 27.08.2012 (License No. 82 of 2012 valid upto 26.08.2016) issued by Haryana Government Town and Country Planning Department in favour of M/s. Shivnandan Buildtech Pvt. Ltd., for setting up a Group Housing Colony on the additional land measuring 1.289 acres.

22. Original Agreement dated 28.08.2012 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., and M/s. Pareena Infrastructure Pvt. Ltd., in respect of the said Property/Project.

23. Original Regd., General Power of Attorney dated 01.08.2013 executed by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of M/s. Pareena Infrastructure Pvt. Ltd., in respect of area measuring 1.54 Acres out of total area measuring 12.8 Acres (*which is duly registered as Document No. 637 in Addl. Book No. IV, Volume No. 1014/174 on pages 161/71-72, dated 01.08.2013 in the office of the Sub-Registrar-Gurgaon*).

24. Original Building sanction Plan/Letter issued by concerned authority in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project.

25. Original Fire NOC issued by Fire Department Meerut in favour of M/s Shivnandan Buildtech Pvt. Ltd., in respect of the said property/project

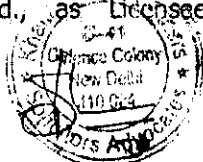
26. Original Environmental Clearance dated 24.12.2013 issued by State Environment Impact Assessment Authority Haryana in favour of M/s. Shivnandan Build. Tech., Pvt. Ltd. in respect of the said property/property.

27. Original NOC for Pollution dated 22.03.2014 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., in respect of the said project/Project.

28. Original Letter (Renewal of License No. 70 of 2011) dated 16.03.2016 issued by DTCPH in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 70 of 2011 granted for group housing colony over an additional area measuring 12.031 acres renewed upto 21.07.2017.

29. Original Extension in validity period of NOC dated 31.05.2016 issued by HSPCB in favour of M/s. Shivnandan Buildtech Pvt. Ltd., In respect of the said property/project (from 21.03.2016 to 01.04.2019).

30. Original JDA dated 04.11.2016 executed by & between M/s. Shivnandan Buildtech Pvt. Ltd., as Licensee/First Part and M/s. Pareena Infrastructure Pvt. Ltd., as



assignees/Second Part in respect of the said property/property *(which is duly registered as Document No. 68 in Addl. Book No. IV, Volume No. 81/171 on pages 62/14-38, dated 01.08.2013 in the office of the Sub-Registrar-Jajhhar).*

31. Original Letter dated 05.04.2017 issued by DTCPH in favour of M/s. Shivnandan Buildtech Pvt. Ltd., with regard to renewal of Licence No. 82 of 2012 granted for group housing colony over an additional area measuring 1.289 acres renewed upto 26.08.2018.
32. Original NOC/No-Objection issued by M/s. Cosmos Infra Engineering (India) Limited in favour of RHFL to mortgage is the said property/project
33. Original NOC/No-Objection issued by M/s. Shivnandan Buildtech Pvt. Ltd., in favour of RHFL to mortgage is the said property/project.

**III. Post Disbursement collected by the Reliance Home Finance Ltd/Reliance Capital Ltd's Lawyer:**

a) N. A.

**IV. Steps/Documents required to be taken by Reliance Home Finance Ltd/Reliance Capital Ltd, after disbursal:**

1. Original Letter Confirming Closure/NOC of the existing loan account with the Mortgagee Bank.

We confirm that in the event of default of the borrower/s, mortgage of the said property being funded could be enforced under the SARFAESI Act provided the security is created in favour of a secured creditor as defined in the SARFAESI Act.

**Note:**

- 1.. Kindly check and verify from your technical agency that the property being financed has been constructed as per sanctioned plan and there is no deviation and it is a separate legal unit.
- 2.. Original Affidavit from Borrower/s stating that there is no litigation pending in any court of law in respect of the entire property duly attested by Notary Public.
- 3.. You are advised to check and ensure physical possession of the captioned property with the seller/applicant/borrower/s before any disbursement.
- 4.. All Original Documents must be verified and endorsed (Sale Deed/Conveyance Deed) before any Disbursement/ODV Report.


As desired, the documents as received are returned herewith.



Should you desire any further information and/or clarification, kindly do revert to us.

Thanking you

Yours faithfully

  
For Khaitan Syd & Partners  
Advocates

**(The report is based on documents furnished to us and information received during our investigation as well as clarification received during the process of perusal of documents. Any pendency of litigation against the subject property is beyond the scope of this report).**

**Disclaimer:**

KSP bases their reports on document's & information / clarifications furnished to them by the Bank/client, during their investigation and scrutiny of the documents relating to the property provided to them by the Bank/client. Any litigation or information withheld from KSP by the Bank/client is not the liability or responsibility of KSP and therefore KSP is not liable to any legal arbitration arising out of any discrepancies of the said property once the report has been submitted.