TRIBINDH KUMAR

(Advocate, Supreme Court of India)

Chamber No.20, R.K.Garg Block, Supreme Court of India, New Delhi-110001

9899283185, 011 2555 4748, Email :tribindh@gmail.com

Ref : TK/2024/HRERA/06 Dated:06.06.2024

SPECIAL REPORT ON TITLE

To,

The Chef Executive Officer,
Haryana Real Estate Regulatory Authority
Gurugram, Haryana.

REG.: Legal opinion in respect of Village Ullahawas tehsil Wazirabad Killa No 24//25/1/2(4-9),25//22/2 (7-3), 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7)24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7),25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) and village Behrampur Killa No 34//15(5-2).

BELONGING TO: Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd

AS PER HRERA ACT SEARCH CONDUCTED IN THE OFFICE OF SUB-REGISTRAR WAZIRABAD GURGAON HARYANA, I HEREBY SUBMIT THE LEGAL SCRUITNY REPORT AS MENTIONED HEREIN BELOW:

S. No.	ASPECTS TO BE CONSIDERED	COUNSEL'S STATEMENT
A	PARTICULARS	
1	Name of the Owner(s) with address	(a) FIVERIVERS DEVELOPERS PVT LTD, C 4 FIRST FLOOR MALVIYA NAGAR NEW DELHI (b) FIVERIVERS TOWNSHIP PVT LTD, 305 KANCHAN HOUSE KARMPURA NEW DELHI (c) M/S IREO PVT LTD, C 4 FIRST FLOOR MALVIYA NAGAR NEW DELHI (d) COMMANDER REALTORS PVT LTD,A FIRST FLOOR NITI BAGH NEW DELHI
3.	Details of Property: As to per Jamabandi	Legal opinion in respect of Village Ullahawas tehsil Wazirabad Kewat No 84 Khata No 86 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 222 Khata No 227 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 83 Khata No 85 Killa No

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	As per present	24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 253 Khata No 258 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd** and village Behrampur Kewat No 359 Khata No 406 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.** Same as above
B	INVESTIGATION:	
1.	Details of the title deeds/documents (including Link Deeds/Parent deeds) full particulars regarding the nature of the document, date of execution and details of registration	i. Jamabandi for the year **2007-08** of Village Ullahawas Tehsil Wazirabad Kewat No 78 Khata No 80 Killa No 24//25(8-0) Belongs to **Nova Realtors Pvt Ltd**, Kewat No 76 Khata No 78 Killa No 25//22/2(7-3) belongs to **Fiverivers Developers Private Limited,** Kewat No 194 Khata No 198 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8) Belongs to **Five River Township Pvt Ltd** Kewat No 166 Khata No 170 Killa No 27//1/1(4-15) 28//5(7-7) Belongs to **Five River Township Pvt Ltd** Kewat No 173 Khata No 177 Killa -1/2(2-16)-10(8-0), Belongs to **Fiverivers Township Private Limited** Kewat No 78 Khata No 80 Killa No 24//16 (8-0), 29/5(7-7) Belongs to **Nova Realtors Pvt Ltd ,** Kewat No 131 Khata No 134 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Marla Belongs to **Sirya, Shrichand, Dulichand, Sehajram, Jaipal, Madanpal, Bansi.** ii. Jamabandi for the year **2012-13** of Village Ullahawas Tehsil Wazirabad Kewat No 64 Khata No 66 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private**

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		Limited, Kewat No 181 Khata No 186 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 63 Khata No 65 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s Shu Estate Private Limited,** Kewat No 202 Khata No 207 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd** iii. Jamabandi for the year **2017-18** of Village Ullahawas Tehsil Wazirabad Kewat No 74 Khata No 76 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 208 Khata No 214 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 73 Khata No 75 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 230 Khata No 236 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.** iv. Jamabandi for the year **2022-23** Village Ullahawas tehsil Wazirabad Kewat No 84 Khata No 86 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 222 Khata No 227 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No

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		83 Khata No 85 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 253 Khata No 258 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.** v. Jamabandi for the year **2009-10** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 269 Khata No 329 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.** vi. Jamabandi for the year **2014-15** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 303 Khata No 359 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.** vii. Jamabandi for the year **2019-20** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 359 Khata No 406 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**
2.	Whether certified copies have been obtained from the Registrar's office.	YES, (Jamabandi dated 30.05.2024 has been obtained
3.	Whether the documents in hand are compared with the certified copies And whether the documents given raise any doubt or suspicion?	YES NO
4.	Whether the registration particulars number & date and page particulars as given in the title deed shown to the counsel tally with the particulars as stated in the records of the registrar's office?	YES
5.	Whether the registration particulars number & date and page particulars as	NA

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	given in the title deed tally with the particulars as stated in the certified copy as obtained from the registrar's office?	
6.	Whether the photographs of parties as affixed in conveyance deed/ title deed tally with the photograph seen in the certified copy as obtained from the registrar's office?	NA
7.	Whether contents of the as given in the title deed tally verbatim with the contents as stated in the certified copy obtained from the registrar's office? If not, variations be specified. What is its effect?	NA
8.	Whether the property has been mutated in the name of the person offering the mortgage?	NA
9.	Whether equitable mortgage can be created at the place where the branch disbursing the loan is situated.	NA
10.	Whether there is any bar under any local law for creation of the mortgage of the property to be mortgaged? (In some States, there are legal restrictions on creation of the mortgage of agricultural property for non- agricultural purposes).	NO
11.	Whether there are any restrictions regarding sale of the property to be mortgaged? (In some States, there are restrictions for sale of property to residents outside the State).	NO
12.	Whether all the approvals, clearance/ sanctions required for creation of the mortgage have been obtained? If not obtained, what are such sanctions, approvals and clearances yet to be obtained?	Not Applicable
13.	Whether the property is ancestral/ or under joint ownership or the minor is having interest in the property? If so, its effect thereof.	Not applicable

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14.	Whether the property to be mortgaged has been acquired under Land Acquisition Act, 1894?	Not applicable
15.	Whether Urban Land Ceiling Act is applicable in the State where the property is located?	Not applicable
16.	In case of leasehold property, whether permission/ NOC from the lessor is required for creation of mortgage? Whether permission of the lessor/NOC is obtained?	Not Applicable
17.	What is the rate of sharing of unearned income with lessor, in the event of sale of the property?	Not applicable
18.	Whether copy of title deed favouring lessor (other than Govt.) is made available to examine the validity of the lease?	Not applicable
19.	Whether terms & conditions given in the lease deed have been complied with? If any condition is violated, effect thereof.	Not applicable
20.	Whether any permission of Income Tax Authorities/Assessing Officer is required under the provisions of Income Tax Act for creation of mortgage or any certificate is to be submitted to the Bank to show that no dues are outstanding to the Income Tax Department?	Not applicable
21.	In respect of agriculture land, whether land is declared surplus or under consolidation of holdings?	Not applicable
22.	Whether certified copies of Revenue Records has been obtained and examined to confirm that no dues are outstanding toward the mortgagor? (Copies of revenue record be submitted to the Bank while submitting the Certificate of Title Investigation)	Not applicable.
23.	Whether the mortgaged property is enforceable under SARFAESI Act-2002.	NO

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Delhi

Dated 06/06/2024



TRIBINDH KUMAR
(Advocate)
(D/641/2013)

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Ref : TK/2024/HRERA/06 Dated:06.06.2024

CERTIFICATE

To,

The Chef Executive Officer,
Haryana Real Estate Regulatory Authority
Gurugram, Haryana.

REG.: Legal opinion in respect of Village Ullahawas tehsil Wazirabad Killa No 24//25/1/2(4-9),25//22/2 (7-3), 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7)24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7),25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) and village Behrampur Killa No 34//15(5-2)

BELONGING TO: Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd.

AS PER HRERA ACT SEARCH CONDUCTED IN THE OFFICE OF SUB-REGISTRAR, WAZIRABAD GURGAON HARYANA.

Sir,

I have conducted the legal investigation of the title and made a search of records in the registration office and other offices as required in the matter.

I have answered all the queries in the Special Report which is enclosed. I hereby certify that the registration particulars - number, date and page particulars etc., as shown in the Original Title Deed and contents thereof tally with the information as stated in the records of office of Sub-Registrar/ Registrar of assurances as well as with certified copy of the title deed, which was obtained by me is enclosed with this certificate.

I further certify that the photograph of previous owner and of intending mortgagor affixed /seen in the title deed tally with records of registration office as well as certified copy of the title deed.

Chain of title relating to the property is complete as given in the Annexure hereto.

I have verified, tallied and compared these documents from the record of the office of Sub-Registrar/Registrar of assurances and also from the records of other appropriate authorities.

1. **Office of Sub-Registrar Wazirabad Gurgaon Haryana.**

The search report of which is annexed hereto, conducted by me, for the period from **2007** to **03.06.2024**, does not disclose any encumbrances as stated therein.

I have not given opinion earlier on investigation of title relating to the same property as detailed hereunder:

(a) **Name of Lender** : N.A.
(b) **Date of Opinion** : 06.06.2024
(c) **Remarks** :

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I hereby certify that Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd has a clear, valid and marketable title over the said properties.

The said titles are Original and genuine and are not duplicate or fake as observed by me-

1. Jamabandi for the year **2007-08** of Village Ullahawas Tehsil Wazirabad Kewat No 78 Khata No 80 Killa No 24//25(8-0) Belongs to **Nova Realtors Pvt Ltd**, Kewat No 76 Khata No 78 Killa No 25//22/2(7-3) belongs to **Fiverivers Developers Private Limited,** Kewat No 194 Khata No 198 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8) Belongs to **Fiverivers Township Pvt Ltd** Kewat No 166 Khata No 170 Killa No 27//1/1(4-15) 28//5(7-7) Belongs to **Five River Township Pvt Ltd** Kewat No 173 Khata No 177 Killa -1/2(2-16)-10(8-0), Belongs to **Fiverivers Township Private Limited** Kewat No 78 Khata No 80 Killa No 24//16 (8-0), 29/5(7-7) Belongs to **Nova Realtors Pvt Ltd** , Kewat No 131 Khata No 134 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Marla Belongs to **Sirya, Shrichand, Dulichand, Sehajram, Jaipal, Madanpal, Bansi.**

2. Jamabandi for the year **2012-13** of Village Ullahawas Tehsil Wazirabad Kewat No 64 Khata No 66 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 181 Khata No 186 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 63 Khata No 65 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s Shu Estate Private Limited,** Kewat No 202 Khata No 207 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd**
3. Jamabandi for the year **2017-18** of Village Ullahawas Tehsil Wazirabad Kewat No 74 Khata No 76 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 208 Khata No 214 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 73 Khata No 75 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 230 Khata No 236 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**
4. Jamabandi for the year **2022-23** Village Ullahawas tehsil Wazirabad Kewat No 84 Khata No 86 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 222 Khata No 227 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 83 Khata No 85 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 253 Khata No 258 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-

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24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**

5. Jamabandi for the year **2009-10** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 269 Khata No 329 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**
6. Jamabandi for the year **2014-15** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 303 Khata No 359 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**
7. Jamabandi for the year **2019-20** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 359 Khata No 406 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**

i) **Copy of** Jamabandi.

Any other original document that the officials may deem necessary.

TRIBINDH KUMAR
(Advocate)
(D/641/2013)

Encl:

1. Special Report
2. Chain of Titles
3. Search Report
4. Search Receipt
5. Jamabandi

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Ref : TK/2024/HRERA/06 Dated:06.06.2024

To,

The Chef Executive Officer,
Haryana Real Estate Regulatory Authority
Gurugram, Haryana.

CHAIN OF TITLE

REG.: Legal opinion in respect of Village Ullahawas tehsil Wazirabad Killa No 24//25/1/2(4-9),25//22/2 (7-3), 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7)24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7),25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) and village Behrampur Killa No 34//15(5-2)

BELONGING TO: Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd.

On perusal of the documents, as shown to me, it come to my notice that

1. Jamabandi for the year **2007-08** of Village Ullahawas Tehsil Wazirabad Kewat No 78 Khata No 80 Killa No 24//25(8-0) Belongs to **Nova Realtors Pvt Ltd**, Kewat No 76 Khata No 78 Killa No 25//22/2(7-3) belongs to **Fiverivers Developers Private Limited,** Kewat No 194 Khata No 198 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8) Belongs to **Five River Township Pvt Ltd** Kewat No 166 Khata No 170 Killa No 27//1/1(4-15) 28//5(7-7) Belongs to **Five River Township Pvt Ltd** Kewat No 173 Khata No 177 Killa -1/2(2-16)-10(8-0), Belongs to **Fiverivers Township Private Limited** Kewat No 78 Khata No 80 Killa No 24//16 (8-0), 29/5(7-7) Belongs to **Nova Realtors Pvt Ltd** , Kewat No 131 Khata No 134 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Marla Belongs to **Sirya, Shrichand, Dulichand, Sehajram, Jaipal, Madanpal, Bansi.**

2. Jamabandi for the year **2012-13** of Village Ullahawas Tehsil Wazirabad Kewat No 64 Khata No 66 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 181 Khata No 186 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 63 Khata No 65 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s Shu Estate Private Limited,** Kewat No 202 Khata No 207 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd**
3. Jamabandi for the year **2017-18** of Village Ullahawas Tehsil Wazirabad Kewat No 74 Khata No 76 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 208 Khata No 214 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 73 Khata No 75 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 230 Khata No 236 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-

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12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**

4. Jamabandi for the year **2022-23** Village Ullahawas tehsil Wazirabad Kewat No 84 Khata No 86 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 222 Khata No 227 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 83 Khata No 85 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 253 Khata No 258 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**
5. Jamabandi for the year **2009-10** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 269 Khata No 329 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**
6. Jamabandi for the year **2014-15** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 303 Khata No 359 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**
7. Jamabandi for the year **2019-20** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 359 Khata No 406 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**

Hence, Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd. are the lawful owner of the said property.

Note : I have neither any interest in respect to the above said property nor any association, connection with the borrower directly or indirectly which may cause any doubt and I have given this legal opinion as a legal adviser to the best of my knowledge.



TRIBINDH KUMAR)
ADVOCATE
D/641/2013

TRIBINDH KUMAR

(Advocate, Supreme Court of India)

Chamber No.20, R.K.Garg Block, Supreme Court of India, New Delhi-110001

9899283185, 011 2555 4748, Email :tribindb@gmail.com

Ref : TK/2024/HRERA/05 Dated:07.03.2024

SEARCH REPORT

To,

The Chef Executive Officer,
Haryana Real Estate Regulatory Authority
Gurugram, Haryana.

SEARCH REPORT RELATES TO SEARCHES MADE IN

REG.: Legal opinion in respect of Village Ullahawas tehsil Wazirabad Killa No 24//25/1/2(4-9),25//22/2 (7-3), 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7)24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7),25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) and village Behrampur Killa No 34//15(5-2)

BELONGING TO: Fiverivers Developers Pvt Ltd, Fiverivers Township Pvt Ltd, M/s IREO Private Limited, M/s Commander Realtors Pvt Ltd.

a) Sub Registrar Office. **Sub-Registrar Office Wazirabad, Gurgaon, Haryana**

b) Registrar of Companies: N/A

c) Courts: N/A

d) Other offices : N/A

   a) Office of the Co-operative Society. N/A

   b) Gurgaon Development Authority : N/A

e) Any other documents :

   (I) Receipt for payment of Municipal Taxes Etc : N/A

1. Sub-Registrar/Registrar of Assurance Office

   The Encumbrance certificate was obtained from the _____ for the period from _____ and the same disclosed following encumbrances (Certificate Enclosed) : N/A

2. Besides obtaining encumbrance certificate from the Sub-Registrar, personal search was carried out by me for the purpose. Inspection was made on **29.05.2024 and 03.06.2024** for the period from **2007** to **03.06.2024** at the following Sub-Registrar/offices:-

   a) **Sub-Registrar Office-Wazirabad, Gurgaon Haryana**

      In the said offices no encumbrances were found.

3. The Ownership of the property being of a company, search was conducted in the following offices of the registrar of companies:-

TRIBINDH KUMAR

(Advocate, Supreme Court of India)

Chamber No.20, R.K.Garg Block, Supreme Court of India, New Delhi-110001

9899283185, 011 2555 4748, Email :tribindh@gmail.com

The search made out in the office of Registrar of Companies disclosed

ROC	INFORMATION
CIN	U45200DL2006PTC156504
Company Name	FIVERIVERS DEVELOPERS PRIVATE LIMITED
ROC Name	ROC Delhi
Registration Number	156504
Date of Incorporation	13/12/2006

ROC	INFORMATION
CIN	U45200DL2007PTC160345
Company Name	FIVERIVERS TOWNSHIP PRIVATE LIMITED
ROC Name	ROC Delhi
Registration Number	160345
Date of Incorporation	09/03/2007

ROC	INFORMATION
CIN	U70101DL2004PTC125163
Company Name	IREO PRIVATE LIMITED
ROC Name	ROC Delhi
Registration Number	125163
Date of Incorporation	15/03/2004

ROC	INFORMATION
CIN	U70101DL2005PTC139529
Company Name	COMMANDER REALTORS PRIVATE LIMITED
ROC Name	ROC Delhi
Registration Number	139529
Date of Incorporation	10/08/2005

4. Inspection of Court records disclosed:

(This may detail Suit pending, Decrees, Attachment before Judgement, injunction, Appointment of Receiver, Appointment of Liquidator)

TRIBINDH KUMAR

(Advocate, Supreme Court of India)

Chamber No.20, R.K.Garg Block, Supreme Court of India, New Delhi-110001

9899283185, 011 2555 4748, Email :tribindh@gmail.com

Name of Court	Date of Order	Nature of Order
N.A.	N.A.	N.A.

5. Searches made/Inspections carried out in the following offices disclosed:

Office	Date of Search/Inspection	Information
Office of Sub-Registrar Wazirabad, Gurgaon, Haryana	29.05.2024 and 03.06.2024	As already detailed above

6. A Study of the following documents disclosed:

Details of documents perused	Information
i. Jamabandi for the year **2007-08** of Village Ullahawas Tehsil Wazirabad Kewat No 78 Khata No 80 Killa No 24//25(8-0) Belongs to **Nova Realtors Pvt Ltd**, Kewat No 76 Khata No 78 Killa No 25//22/2(7-3) belongs to **Fiverivers Developers Private Limited,** Kewat No 194 Khata No 198 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8) Belongs to **Five River Township Pvt Ltd** Kewat No 166 Khata No 170 Killa No 27//1/1(4-15) 28//5(7-7) Belongs to **Five River Township Pvt Ltd** Kewat No 173 Khata No 177 Killa -1/2(2-16)-10(8-0), Belongs to **Fiverivers Township Private Limited** Kewat No 78 Khata No 80 Killa No 24//16 (8-0), 29/5(7-7) Belongs to **Nova Realtors Pvt Ltd** , Kewat No 131 Khata No 134 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Maria Belongs to **Sirya, Sharichand, Dulichand, Sehajram, Jaipal, Madanpal, Bansi.** ii. Jamabandi for the year **2012-13** of Village Ullahawas Tehsil Wazirabad Kewat No 64 Khata No 66 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Maria belongs to **Fiverivers Developers Private Limited,** Kewat No 181 Khata No 186 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Maria Belongs to **Fiverivers Township Private Limited** Kewat No 63 Khata No 65 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Maria Belongs to **M/s**	All the documents are in proper order and necessary information has been given in relevant paras.

TRIBINDH KUMAR

(Advocate. Supreme Court of India)

Chamber No.20, R.K.Garg Block, Supreme Court of India, New Delhi-110001

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	Shu Estate Private Limited, Kewat No 202 Khata No 207 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd**	
iii.	Jamabandi for the year **2017-18** of Village Ullahawas Tehsil Wazirabad Kewat No 74 Khata No 76 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 208 Khata No 214 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 73 Khata No 75 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 230 Khata No 236 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**	
iv.	Jamabandi for the year **2022-23** Village Ullahawas tehsil Wazirabad Kewat No 84 Khata No 86 Killa No 24//25/1/2(4-9),25//22/2(7-3) Kita 2 Rakba 11 Kanal 12 Marla belongs to **Fiverivers Developers Private Limited,** Kewat No 222 Khata No 227 Killa No 25//16(7-12)-25/1(7-2)25/2(0-8),27//1/1(4-15)-1/2(2-16)-10(8-0),28//5(7-7) Kita 7 Rakba 38 Kanal 10 Marla Belongs to **Fiverivers Township Private Limited** Kewat No 83 Khata No 85 Killa No 24//16/1(6-16),25//21/1/1(3-9),21/2/1(2-7) Kita 3 Rakba 12 Kanal 12 Marla Belongs to **M/s IREO Private Limited,** Kewat No 253 Khata No 258 Killa No 25//23/1(3-16),23/2(4-4)24/1(1-12)-24/2(6-8) Kita 4 Rakba 16 Kanal 0 Marla Belongs to **M/s Commander Realtors Pvt Ltd.**	
v.	Jamabandi for the year **2009-10** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 269 Khata No 329 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**	
vi.	Jamabandi for the year **2014-15** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 303 Khata No 359 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**	
vii.	Jamabandi for the year **2019-20** of Village **Behrampur** Tehsil Wazirabad **Kewat** No 359	

TRIBINDH KUMAR

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Khata No 406 Killa No 34//15(5-2) Kita 1 Belongs to **Fiverivers Township Pvt Ltd.**	

Defects noticed are indicated in the Certificate given by me.

TRIBINDH KUMAR
(Advocate)
(D/641/2013)

(Second party copy) **B Book Receipt for Non Registration Purpose** 29-05-2024

No:1796 **Sub Register Office :वजीराबाद** **Date :29-05-2024**

Received with Thanks from **Tribindh Kumar** Adv 2017-2024 resident of . sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

(Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose 03-06-2024

No:6163 Sub Register Office :गुरुग्राम Date :03-06-2024

Received with Thanks from Tribhindh Kumar Adv Delhi Year 2007-2024 resident of delhi sum of rs twenty
on account of inspection charges.

Rs.20

(incharge)