MANOJ YADAV

Advocate

Chamber no. 2, Near Gate no. 1,
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Residence:
House no. 600,
Sector 10
Gurgaon
9810751736

Ref. No. MY/TSR/20/01 *Date* 13.02.2020

Land Ownership Certificate

Certified that I have investigated the ownership title of

1. The Indian Airlines Pilots Co-operative House Building Society Ltd in respect of land falling in Rectangle No. 35, Kila No. 2/2 (5-0) 9 (8-0) in village Sukhrali, Tehsil & District Gurgaon (for which license no. 33 of 2009 was taken from DTCP, renewed till 10.07.2024)
2. The Indian Airlines Pilots Co-operative House Building Society Ltd in respect of land falling in Rectangle No. 18, Kila No. 20 (8-0)21 (8-0) in village Sukhrali, Tehsil & District Gurgaon (for which license no. 32 of 2009 was taken from DTCP , renewed till 10.07.2024)
3. M/s Moon Light Continental Pvt Ltd in respect of land falling in Rectangle No. 18, Kila No. 8/2 (1-11) in village Sukhrali, Tehsil & District Gurgaon (for which license no. 21 of 2016 was taken from DTCP , valid till 16.11.2021)
4. Ranbir Singh son of Tek Chand(1/5 share) & Ajay son of Ranbir Singh (4/5 share) in respect of land falling in Rectangle No. 18, Kila No. 18/1 (7-0) 23/2(7-0) in village Sukhrali, Tehsil & District Gurgaon (for which license no. 22 of 2016 was taken from DTCP , valid till 16.11.2021)

(hereinafter collectively called as said land)

I have gone through the Sub Registrar Records, foot note register with the office of Sub Registrar, Tehsil & District Gurugram, which was available vide receipt no. 26248 dated 13.02.2020 and with the office of Patwari Halka, Village Sukhrali, Tehsil & District Gurugram since vide year 2010-11, till upto date (papers which were available in the office of Sub Registrar and Halka Patwari)

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License no. 22 of 2016 which is issued in regard to land falling in rect.no. 18 kila no. 18/1(7-0) & 23/2(7-0)

Jamabandhi year 2010-11

Land falling in rectangle no.18 kila no. 18/1(7-0) 23/2(7-0) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by Ranbir Singh to the extent of 1/5 share & Smt Parmeshwari Devi to the extent of 4/5 share , whereas mutation no.1656 was sanctioned by virtue of Parmeshwari devi transfer her 4/5 share in favor of her son namely Ajay vide transfer deed vasika no.19689 dated 9.11.2015.

Thereafter Ranbir singh, Ajay Yadav along with Parmeshwari Devi entered into an Collaboration agreement with M/s Essel Housing Project Pvt Ltd which was duly registered vide vasika no.27154 dated 1.2.2016 in the office of sub-registrar, Gurgaon, by virtue of which the developer get 55% share in the developed area . and a GPA Vasika no. 1131 dated 01.02.2016 was executed by Ranbir singh, Ajay Yadav in favor of M/s Essel Housing Project Pvt Ltd in the office of sub-registrar, Gurgaon in continuation of the said collaboration agreement . and a SPA Vasika no. 1132 dated 01.02.2016 was executed by Ranbir singh, Ajay Yadav in favor of M/s Essel Housing Project Pvt Ltd in the office of sub-registrar, Gurgaon in continuation of the said collaboration agreement.

That vide rapat no. 152 dated 28.11.2015 the rapat no. 1066 is cancelled and stay is vacated .

An Letter of Intent was issued by DTCP to Ranbir Singh & Ajay in collaboration with M/s Essel Housing Project Pvt Ltd vide its letter memo no. LC-224(G)-PA(SN)2016/20025 Dated 22.09.2016, In furtherance of which license no. 22 of 2016 dated 17.11.2016 was issued by DTCP vide its endst no. LC-224(G)-PA(SN)-2016/25562 Dated 18.11.2016 which is valid till 16.11.2021

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License no. 21 of 2016 which was issued for land falling in rect no. 18 kila no. 8/2(1-11)

Jamabandhi of 2010-11

The land falling in rectangle no. 18 kila no.8/2(1-11) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by Moon Light Continental Pvt Ltd

Thereafter Moon Light Continental Pvt Ltd entered into an Collaboration agreement with M/s Essel Housing Projects Pvt Ltd which was duly registered vide vasika no.6904 dated 22.06.2015 in the office of sub-registrar, Gurgaon, by virtue of which the developer get 64.80% share in the developed area .

Thereafter Moon Light Continental Pvt Ltd executed a GPA in favor of M/s Essel Housing Projects Pvt Ltd in regard to the land which is subject to the collaboration agreement vide vasika no.298 dated 22.06.2015

An Letter of Intent was issued by DTCP to Moon Light Continental Pvt Ltd in collaboration with M/s Essel Housing Project Pvt Ltd vide its letter memo no. LC-224(G)-PA(SN)2016/20030 Dated 22.09.2016, In furtherance of which license no. 21 of 2016 dated 17.11.2016 was issued by DTCP vide its endst no. LC-224(G)-PA(SN)-2016/25547 Dated 18.11.2016 which is valid till 16.11.2021.

That Moon Light Continental Pvt Ltd is owner of land falling in rectangle no. 18 kila no. 8/2(1-11) Ranbir singh & Ajay Yadav is owner of land falling in rectangle no.18 kila no. 18/1(7-0) 23/2(7-0) and they are having a valid, clear and marketable title over the property whereas Essel Housing Projects Pvt Ltd having its office at LGF 10,Vasant Square Mall, Sector B,Pocket V, Vasant Kunj, New Delhi – 110070 is having development rights and other rights being developer/collaborator/Power Of Attorney Holder over the property .

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License no. 33 of 2009- which was issued in regard to land falling in rect no. 35 kila no. 2/2(5-0) & 9(8-0)

Jamabandhi year 2010-11

The land falling in rectangle no. 35 kila no. 2/2(5-0) &kila no. 9(8-0) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by The Indian Airlines Pilots Co-operative Society ltd

Jamabandhi year 2015-16

The land falling in rectangle no. 35 kila no. 2/2(5-0) &kila no. 9(8-0) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by The Indian Airlines Pilots Co-operative Society ltd

An Letter of Intent was issued by DTCP to The Indian Airlines Pilots Co-operative Society ltd in collaboration with M/s Essel Housing Project Pvt Ltd vide its letter memo no. DS-08/8319 Dated 24.09.2008. In furtherance of which in the year 2009 The Indian Airlines Pilots Co-operative Society ltd availed license no.33 of 2009 from DTCP, Chandigarh and the building plans were duly approved vide Approval of building plan memo no. ZP-20-Vol-II/SD(BS)/2013/44264 Dated 28.6.13, Renewal Of license no. 33 of 2009 vide letter memo no. LC-697-PA(SN)/2015/15887 Dated 24.8.15 was availed as the license was about to expire , Environmental clearance memo no. SEIAA/HR/2013/950 Dated 15.10.13 was taken & Height Clearance memo no. AAI/NOC/2009/347/73-75 Dated 14.1.10 was availed, NOC of forest dated 4.1.2013 was taken and further Consent to establish dated 3.2.14 was taken, as the said license was expired on 10.07.2017 so an application dated 03.07.2017 was made by them for renewal of the same to the Director Town & Country Planning, Chandigarh.

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License no. 32 of 2009 which was issued in regard to land falling in rectangle no.18 kila no. 20(8-0)21(8-0)

Jamabandhi year 2010-11

The land falling in rectangle no. 18 kila no. 20(8-0) 21(8-0) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by The Indian Airlines Pilots Co-operative Society ltd

Jamabandhi year 2015-16

The land falling in rectangle no. 18 kila no. 20(8-0) 21(8-0) situated within the revenue estate of village Sukhrali, Tehsil & District Gurgaon was owned and possessed by The Indian Airlines Pilots Co-operative Society ltd

Rapat no. 299 dated 2.4.2009 , section 6 (1) was made in kila no. 20 min & 21 min for petroleum line.

An Letter of Intent was issued by DTCP to The Indian Airlines Pilots Co-operative Society ltd in collaboration with M/s Essel Housing Project Pvt Ltd vide its letter memo no. DS-08/8320 Dated 24.09.2008. In furtherance in the year 2009 The Indian Airlines Pilots Co-operative Society ltd availed license no.32 of 2009 from DTCP, Chandigarh and the building plans were duly approved vide Approval of building plan memo no. ZP-20-Vol-II/SD(BS)/2013/44264 Dated 28.6.13, Renewal Of license no. 32 of 2009 vide letter memo no. LC-697-PA(SN)/2015/15886 Dated 24.8.15 was availed as the license was about to expire , Environmental clearance memo no. SEIAA/HR/2013/950 Dated 15.10.13 was taken & Height Clearance memo no. AAI/NOC/2009/347/73-75 Dated 14.1.10 was availed, NOC of forest dated 4.1.2013 was taken and further Consent to establish dated 3.2.14 was taken as the said license was expired on 10.07.2017 so an application dated 03.07.2017 was made by them for renewal of the same to the Director Town & Country Planning, Chandigarh.

That there is no interest of minor involved in the said property, whatsoever. That there is no defect in chain of title and it is complete in all respect.

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That the Indian Airlines Pilots Co-operative Society ltd is owner of the land falling in rectangle no. 35 kila no. 2/2(5-0) & 9(8-0) rectangle no.18 kila no. 20(8-0)21(8-0) falling within the revenue estate of village Sukhrali, Tehsil & District Gurgaon and they are having a valid, clear and marketable title over the property whereas Essel Housing Projects Pvt Ltd having its office at LGF 10,Vasant Square Mall, Sector B,Pocket V, VasantKunj, New Delhi – 110070 is having development rights and other rights being developer/collaborator/Power Of Attorney Holder over the property .

That Essel Housing Projects Pvt Ltd having its office at LGF 10,Vasant Square Mall, Sector B,Pocket V, VasantKunj, New Delhi – 110070 availed loan from PNB Housing Finance Ltd on the said land and the said lien is still continuing and the said charge is duly noted before the Registrar of Companies .

That I am not related to the owner nor I have any concern with the property in any manner which may effect the value of my report as that an independent legal advisor in the present case.

That the report is based on the records/papers available in the office of Sub Registrar and Halka Patwari.

Report is submitted for your perusal.

Place : Gurugram

Enclosures :

1. Receipt of inspection

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Registration No. P/852/2002 with Bar Council of Punjab & Haryana at Chandigarh

(Second party copy) **B Book Receipt for Non Registration Purpose** **13-02-2020**

No:26248 **Sub Register Office :गुरुग्राम** **Date :13-02-2020**

Received with Thanks from **Manoj Yadav Adv Gurugram Year 1997-2020** resident of **GGM** sum of rs **twenty-five**
on account of **Inspection** charges.

Rs.25

(Incharge)

सब रजिस्ट्रार
गुड़गाँव