

Ref: SBI/Parliament St/4851/2024

Dated: 12/03/2024

ANNEXURE-B

To,

The Chief Manager,
State Bank of India,
Home Loan Sourcing Team (HLST),
AO-II, Parliament Street,
New Delhi-110001

SUB: TITLE INVESTIGATION REPORT ON RESIDENTIAL PLOTTED COLONY PROJECT "CRAFT HOMES", LAND AREA MEAS. 6.34325 ACRE, LAND BEARING KHASRA/KILLA NOS. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6-19), 16/2(0-10), 17/1 (7-0), 17/2 (1-0), 18/1/1 (0-10), 19/2/2 (1-4), 20(8-0), 21/1(2-14), 22/01/1(0-7), 24/2 (6-17), 25/1 (5-3), 27 (0-11), IN VILLAGE AHMADPUR, TEHSIL AND DISTRICT SONIPAT, HARYANA IN VILLAGE AHMADPUR, TEHSIL AND DISTRICT SONIPAT, HARYANA BEING DEVELOPED BY M/S SHRI RAM SHARANAM CONSULTANTS PRIVATE LIMITED HAVING ITS REGISTERED OFFICE AT: 412, 4TH FLOOR, SHAKUNTALA BUILDING-59 NEHRU PLACE, DELHI-110019, DELHI, INDIA, 110019 THROUGH ITS DIRECTORS SH. SAURABH KALRA AND SH. RAHUL KUMAR

Owner: M/s Shri Ram Sharanam Consultants Private Limited Having Its Registered Office At: 412, 4th Floor, Shakuntala Building-59 Nehru Place, Delhi-110019, Delhi, India, 110019 through its Directors Sh. Saurabh Kalra And Sh. Rahul Kumar

Sir,

Present Title Investigation Report is with regard to the papers of the above said property handed over by you to undersigned for conducting a Legal Search and Title Clearance of the above said property.

From the papers made available to the undersigned and consequential inspection carried at the office of Concemed Sub Registrar, of the Record as made available, I am submitting my Title Investigation Report as Under:

Annexure-B

Report of Investigation of Title in respect of immovable Property

(All columns/items are to be completed/commented by the Advocate)

1	A	Name of the Branch/ Business Unit/Office seeking opinion.	State Bank of India, Home Loan Sourcing Team (HLST), AO-II, Parliament Street, New Delhi-110001
	B	Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Through mail
	Com plai nant	Name of the Borrower.	Intending Purchaser/ Buyer/s of Plot in the Residential Plotted Colony Project "Craft Homes" Land Area Meas. 6.34325 Acre, Land bearing Khasra/Killa Nos. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6- 19), 16/2(0-10), 17/1 (7- 0), 17/2 (1-0), 18/1/1 (0- 10), 19/2/2 (1-4), 20(8- 0), 21/1(2-14), 22/01/1(0-7), 24/2 (6- 17), 25/1 (5-3), 27 (0- 11), in Village Ahmadpur, Tehsil and District Sonipat, Haryana in Village Ahmadpur, Tehsil and District Sonipat, Haryana
2	A	Type of Loan	Home Loan

	B	Type of Property	Residential
3	A	Name of the unit/concern/ company/person offering the property/ (ies) as security.	Intending Purchaser/ Buyer/s of Dwelling Unit/s in Group Housing Project Known As Golf Island-Phase-I being developed on Plot No. 254(VII), Sector-19, Block-B, Area Meas. 15434.4 Sq. Mtrs, Dwarka, Delhi
	B	Constitution of the unit/concern/person/body/authority offering the property for creation of charge.	Person/s
	Com plai nant	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrower/s
4	A	Value of Loan (Rs. in crores)	Not Applicable
5		Complete or full description of the immovable property (ies) offered as security including the following details.	
	a	Survey No.	
	b	Door/House no. (in case of house property)	Intending Purchaser/ Buyer/s of Plot in the Residential Plotted Colony Project "Craft Homes" Land Area Meas. 6.34325 Acre, Land bearing Khasra/Killa Nos. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6-19), 16/2(0-10), 17/1 (7-0), 17/2 (1-0), 18/1/1 (0-
	c	Extent/ area including plinth/ built up area in case of house property	
	d	Locations like name of the place, village, city, registration, sub-district etc. Boundaries.	

			10), 19/2/2 (1-4), 20(8-0), 21/1(2-14), 22/01/1(0-7), 24/2 (6-17), 25/1 (5-3), 27 (0-11), in Village Ahmadpur, Tehsil and District Sonipat, Haryana in Village Ahmadpur, Tehsil and District Sonipat, Haryana	
6	a	Particulars of the documents scrutinized-serially and chronologically.		
	b	Nature of documents verified and as to whether they are originals or certified copies or registration extracts duly certified. Note: Only originals or certified extracts from the registering/land/ revenue/ other authorities be examined.		
Sr. No.	Date	Name/Nature of Document	Original/ Certified Copy/Certified Extract/ Photocopy Etc.	In case of copies, whether the original was scrutinized by the advocate.
		Referred to Annexure -I		
7	a	Whether certified copy of all title documents		Certified Copies of

	are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.) (HL : If the value of loan => Rs.1 crore and in case of commercial loans irrespective of the loan component)	Following title deeds have been obtained and same are annexed with this report. 1. Registered Sale Deed bearing No. 14297, Bahi No.1, Zild No. 938, Pages-188.25 also pasted at Addl. Bahi No. 1, Zild No. 13453, Pages-38-41, Dated: 19/03/2020, Sub-Registrar- Sonapat, Haryana 2. Registered Sale Deed bearing Registration No. 14296, Dated: 19/03/2020, Bahi No. 1, Zild No. 938, Page No. 188, also pasted at Addl. Bahi No. 1, Zild No. 13453, Pages-35-37, Sub-Registrar- Sonipat, Haryana 3. Registered Sale Deed bearing Registration No.
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		14298, Bahi No. I, Zild No. 938, Page No. 188.5, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-42-45, Dated: 19/03/2020, Sub-Registrar-Sonipat, Haryana 4. Registered Sale Deed Serial No. 14300, Bahi No. I, Zild No. 938, Page No.-189 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-50-53, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana 5. Registered Sale Deed Serial No. 14299, Bahi No. I, Zild No. 938, Page No.-188.75 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-46-49, Dated: 19/03/2020, Sub-Registrar-
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			Sonepat, Haryana
	b	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's Office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies, the matter should be handled more diligently & cautiously).	Yes
8	a	Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?	No
	b	If such online/computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	Not Applicable
	c	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?	Not Applicable
	d	Whether proper registration of documents completed. Details thereof to be provided.	Not Applicable
9	a	Property offered as security falls within the jurisdiction of which sub-registrar office?	Sub-Registrar-Sonepat, Haryana
	b	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub registrar/district registrar/ registrar- general. If so, please name all such offices?	No
	c	Whether search has been made at all the offices named at (b) above?	Search has been made for the period

		of 33 years from 1992-2024 as follows: a. Slip No. 6578, Dated: 12/03/2024 for the period of 1992-2024 in Sub-Registrar- Sonapat, Haryana. b. Slip No. 6579, Dated: 12/03/2024 for the period of 1992-2024 in Sub-Registrar- Sonapat, Haryana. c. Slip No. 6580, Dated: 12/03/2024 for the period of 1992-2024 in Sub-Registrar- Sonapat, Haryana. d. Slip No. 6581, Dated: 12/03/2024 for the period of 1992-2024 in Sub-Registrar- Sonapat, Haryana.
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10				e. Slip No. 6582, Dated: 12/03/2024 for the period of 1992-2024 in Sub-Registrar- Sonapat, Haryana.
	d	Whether the searches in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No	
	a	Chain of title tracing the title from the oldest title deed to the latest title deed establishing title of the property in question from the predecessors in title/interest to the current title holder.	Referred to Annexure-II	
	b	Wherever Minor's Interest or other clog is involved, search should be made for a further period, depending on the need for clearance of such clog on the Title. In case of property offered as security for loans of Rs.1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate Sheets may be used)	Minor Interest not involved in Chain of Title	
11	c	Nature of Minor's Interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	Not applicable	
	a	Nature of Title of the intended Mortgagor over the Property (whether full ownership rights,	Intending borrower shall become owner	

	Leasehold Rights, Occupancy/ Possessory Rights or Inam Holder or Govt. Grantee/Allottee etc.)	of proposed property in the said project after execution of Registered Sale Deed by the present title holder.
	If Ownership Rights,	
a	Details of the Conveyance Documents	Intending borrower shall become owner of proposed property in the said project after execution of Registered Sale Deed by the present title holder.
b	Whether the document is properly stamped	Not Applicable
c	Whether the document is properly registered.	Not Applicable
	If leasehold, whether;	
a	The Lease Deed is duly stamped and registered	Not Applicable
b	The lessee is permitted to mortgage the Leasehold right,	Not Applicable
c	duration of the Lease/unexpired period of lease,	Not Applicable
d	if, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	Not Applicable
e	Whether the leasehold rights permits for the creation of any superstructure (if applicable)?	Not Applicable
f	Right to get renewal of the leasehold rights and	Not Applicable

		nature thereof.		
		If Govt. grant/ allotment/Lease-cum/Sale Agreement/ Occupancy / Inam Holder / Allottee etc, whether;		
a		grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions?	NO	
b		the mortgagor is competent to create charge on such property?	Not applicable	
c		any permission from Govt. or any other authority is required for creation of mortgage and if so whether such valid permission is available?	Not applicable	
		If occupancy right, whether;		
a		Such right is heritable and transferable,	No	
b		Mortgage can be created.	Not applicable	
	12	Has the property been transferred by way of Gift/Settlement Deed	Not applicable	
a		The Gift/Settlement Deed is duly stamped and registered;	Property has not been transferred by Gift/Settlement Deed	
b		The Gift/Settlement Deed has been attested by two witnesses;	Not applicable	
c		Whether there is any restriction on the Donor in executing the gift/settlement deed in question?	Not applicable	
d		The Gift/Settlement Deed transfers the	Not applicable	

	property to Donee;	
e	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions?	Not applicable
f	Whether the Donee is in possession of the gifted property?	Not applicable
g	Whether any life interest is reserved for the Donor or any other person and whether there is a need for any other person to join the creation of mortgage;	Not applicable
h	Any other aspect affecting the validity of the title passed through the gift/settlement deed.	Not applicable
	Has the property been transferred by way of partition / family settlement deed	No
a	Whether The Original Deed Is Available For Deposit. If Not The Modality/Procedure To Be Followed To Create A Valid And Enforceable Mortgage.	Not Applicable
b	Whether mutation has been effected	Not applicable
c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
d	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	Not applicable
e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/ formalities are completed/complied with.	Not applicable
f	Whether any of the documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	Not applicable

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14		Whether the title documents include any testamentary documents /wills?	No
	a	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b	Whether will in the matter needs a mandatory probate and if so whether the same is probated by a competent court?	Not Applicable
	c	Whether the property is mutated on the basis of will?	Not Applicable
	d	Whether the original will is available?	Not Applicable
	e	Whether the original death certificate of the testator is available?	Not Applicable
	f	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g	Comments on the circumstances such as the availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.	Not Applicable
		Whether the property is subject to any wakf rights / belongs to church / temple or any religious / other institutions	Property is not subject to any wakf rights.
15	a	any restriction in creation of charges on such properties?	Not applicable
	b	Precautions/ permissions, if any in respect of the above cases for creation of mortgage?	Not applicable
	a	Where the property is a HUF/joint family property?	Property is not a HUF/joint family property.
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17	b	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution, minor's share if any, rights of female members etc.	Not applicable
	c	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not applicable
17	a	Whether the property belongs to any trust or is subject to the rights of any trust?	Property does not belong to any trust or subject to the rights of any trust.
	b	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not applicable
	c	If YES, additional precautions/permissions to be obtained for creation of valid mortgage?	Not applicable
	d	Requirements, if any for creation of mortgage as per the central/state laws applicable to the trust in the matter.	Not applicable
		Is the property an Agricultural land	Property is not agricultural land
18	a	whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not applicable
	b	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and right to enforce the mortgage?	Not applicable
	c	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Not applicable

19	a	Whether the property is affected by any local laws or special enactments or other regulations having a bearing on the security creation / mortgage (viz. Agricultural Laws, weaker Sections, minorities, Land Laws, SEZ regulations, Coastal Zone Regulations, Environmental Clearance, etc.)?	Required permissions/approvals have been obtained by the Developer/Owner of Land and same are mentioned in annexure-I & II
	b	Additional aspects relevant for investigation of title as per local laws.	Not applicable
20	a	Whether the property is subject to any pending or proposed land acquisition proceedings?	NO
	b	Whether any search/enquiry is made with the Land acquisition Office and the outcome of such search/enquiry?	Not Applicable
21	a	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	NO
	b	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
22	c	Whether the title documents have any court seal/ marking which points out any litigation/attachment/security to court in respect of the property in question? In such case please comment on such seal/markings?	Not Applicable
	a	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	b	Property belonging to partner(s), whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c	Whether the person(s) creating mortgage	Not Applicable

		has/have authority to create mortgage for and on behalf of the firm?	
23	a	Whether the property belongs to a Limited Company, check the Board resolution, authorisation to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes
	b/1	Whether the property (to be mortgaged) is purchased by the above Company from any other Company or Limited Liability Partnership (LLP) firm ? Yes / No.	Referred to history of title
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (RoC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser) ?	Search has been conducted with the office of concerned sub registrar offices.
	b/3	Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller) ?	No
	b/4	If the search reveals encumbrances / charges, whether such charges / encumbrances have been satisfied?	Not Applicable
24		In case of Societies, Association, the required authority/power to borrow and whether the mortgage can be created, and the requisite resolutions, bye-laws.	No
25	a	Whether any POA is involved in the chain of title during the period of search?	No
	b	Whether the POA involved is one coupled with interest, i.e. a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in favour of the	Not Applicable

		builder/developer and as such is irrevocable as per law.	
c		In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/ Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorized Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of Flats/Units (Builder's POA) or (ii) other type of POA (Common POA)	Not Applicable
d		In Case of Builder's POA, whether a certified copy of POA is available and the same has been verified/compared with the original POA.	Not Applicable
e		In case of Common POA (i.e. POA other than Builder's POA?), Please clarify the following clauses in respect of POA.	Not applicable
		i) Whether the original POA is verified and the title investigation is done on the basis of original POA?	Not applicable
		ii) Whether the POA is a registered one?	Not applicable
		iii) Whether the POA is a special or general one?	Not applicable
		iv) Whether the POA contains a specific authority for execution of title document in question?	Not applicable
f		Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Not applicable
g		Please comment on the genuineness of POA?	Not applicable

26	h	The unequivocal opinion on the enforceability and validity of the POA.	Not applicable
		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/ stamped/ authenticated in terms of the Law of the place, where it is executed.	Not applicable
27	I	If the property is a flat/apartment or residential/commercial complex	Residential Plotted Colony Project
	a	Promoter's/Land Owner's title to the land/building;	M/s Shri Ram Consultants Private Limited purchased Land Area Meas. 6.34325 Acre, Land bearing Khasra/Killa Nos. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6-19), 16/2(0-10), 17/1 (7-0), 17/2 (1-0), 18/1/1 (0-10), 19/2/2 (1-4), 20(8-0), 21/1(2-14), 22/01/1(0-7), 24/2 (6-17), 25/1 (5-3), 27 (0-11), in Village Ahmadpur, Tehsil and District Sonipat, Haryana in Village Ahmadpur, Tehsil and District Sonipat, Haryana by way of 5 Sale Deeds bearing

			14300, 14298, 14296, 14297 & 14299, all Dated: 19/03/2020 & all registered with Sub-Registrar-Sonepal, Haryana.
	b	Development Agreement/Power of Attorney;	Not Applicable
	c	Extent of authority of the Developer/builder;	Full Authority of Developer who is also owner of property.
	d	Independent title verification of the Land and/or building in question;	Yes, title verified in concerned sub registrar office/s and slips are enclosed with the report.
	e	Agreement for sale (duly registered);	Registered Agreement to Sell in favor of Prospective Buyer/s shall be kept on bank record.
	f	Payment of proper stamp duty;	Proper Stamp Duty paid on said Sale Deeds
	g	Requirement of registration of sale agreement, development agreement, POA, etc.;	Registered Agreement to Sell in favor of Prospective Buyer/s shall be kept on bank record, As per RERA Registration

			Certificate Dated: 12/01/2024.
h	Approval of building plan, permission of appropriate/local authority, etc.;		Yes all are mentioned in history of title.
i	Conveyance in favour of Society/ Condominium concerned;		Not Applicable
J	Occupancy Certificate/allotment letter/letter of possession;		Not Applicable
K	Membership details in the Society etc.;		Not Applicable
I	Share Certificates;		Not Applicable
m	No Objection Letter from the Society;		Not Applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-Operatives Societies' Law etc.;		Yes
O	Requirements, for noling the Bank charges on the records of the Housing Society, if any;		Yes
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.		Approval of revised Layout-Cum-Demarcation Plan And Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (License No. 31 of 2023 dated

			Certificate Dated: 12/01/2024.
h	Approval of building plan, permission of appropriate/local authority, etc.;		Yes all are mentioned in history of title.
i	Conveyance in favour of Society/ Condominium concerned;		Not Applicable
J	Occupancy Certificate/allotment letter/letter of possession;		Not Applicable
K	Membership details in the Society etc.;		Not Applicable
I	Share Certificates;		Not Applicable
m	No Objection Letter from the Society;		Not Applicable
n	All legal requirements under the local/Municipal laws, regarding ownership of flats/Apartments/Building Regulations, Development Control Regulations, Co-Operatives Societies' Law etc;		Yes
O	Requirements, for noting the Bank charges on the records of the Housing Society, if any;		Yes
p	If the property is a vacant land and construction is yet to be made, approval of layout and other precautions, if any.		Approval of revised Layout-Cum-Demarcation Plan And Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (License No. 31 of 2023 dated

			10/02/2023) falls in Sector-27, Sonipat vide Memo No. ZP-1768/JD(NK)/2023/24289, Dated: 21/07/2023 has been obtained from Directorate of Town and Country Planning, Haryana
	q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Not Applicable
	II.A	Whether the Real Estate Project comes under Real Estate (Regulation and Development) Act, 2016? Y/N.	Yes
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished,	The said Residential Plotted Colony Project "Craft Homes" is also registered with Haryana Real Estate Regulatory Authority, Panchkula vide RERA Registration Certificate bearing Registration No. HRERA-PKL-SNP-537-2024, Dated: 12/01/2024
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Registered Agreement to Sell in favor of Prospective Buyer/s shall be kept

			on bank record.
	II.D	Whether the details of the apartment/ plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	YES
28		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. and details thereof.	We have not found any Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third Party claims, Liens etc. on the captioned land as per records available in the Sub-Registrar Offices.
29		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so, satisfaction of charge, if any.	Not Applicable
30		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	
31	A	Urban land ceiling clearance, whether required and if so, details thereon	Not Applicable
	B	Whether No Objection Certificate under the Income Tax Act is required / obtained?	Not Applicable
32	A	Details of RTC extracts/mutation extracts/ Katha extract pertaining to the property in question.	Not applicable

	B	Whether the name of mortgagor is reflected as owner in the revenue/Municipal/Village records?	Not Applicable
33	a	Whether the property offered as security is clearly demarcated?	Yes
	B	Whether the demarcation/ partition of the property is legally valid?	Yes
	c	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories / houses, as the case may be).	Yes
34	a	Whether the property can be identified from the following documents: a) Document in relation to electricity connection; b) Document in relation to water connection c) Document in relation to Sales Tax Registration, if any applicable; d) Other utility bills, if any.	Yes
	b	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	Yes
35	a	Whether the documents i.e. Valuation report / approved sanction plan reflect / indicate any difference / discrepancy in the boundaries in relation to the Title Document / other document. (If the valuation report and /or approved plan are not available at the time of preparation of TIR, please provide these comments subsequently, on receipt of the same).	No

36	A	Whether the Bank will be able to enforce SARFAESI Act, if required against the property offered as security?	Yes
	b	Property is SARFAESI compliant (Y/N)	Yes
37	a	Whether original title deeds are available for creation of equitable mortgage	Not applicable
	b	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc., as also any precaution to be taken by the Bank in this regard.	Not Applicable
38		Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of security.	Not Applicable
39		The specific persons who are required to create mortgage/to deposit documents creating mortgage.	Not Applicable

Date: 12/03/2024

Place: Delhi

Signature of the Advocate

Anil Wilson
Advocate

Certificate of title

I have examined the Original & Photocopies of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of *Registered/ Equitable/English Mortgage and that the documents of title referred to in the Opinion are valid evidence of Right, title and Interest and that if the said Registered/ Equitable Mortgage is created, it will satisfy the requirements of creation of Registered/ Equitable Mortgage and I further certify that:

2. I have examined the Documents in detail, taking into account all the Guidelines in the check list vide Annexure-B and the other relevant factors.
3. I confirm having made a search in the Land/ Revenue records. I also confirm having verified and checked the records of the relevant Government Offices./Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies Office, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable /responsible, if any loss is caused to the Bank due to negligence on my part or by my agent in making search.
4. Following scrutiny of Land Records/ Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate (EC), I hereby certify the genuineness of the Title Deeds. Suspicious/ Doubt, if any, has been clarified by making necessary enquiries.
5. There are no prior Mortgage/ Charges/ encumbrances whatsoever, as could be seen from the Encumbrance Certificate for the period from 1992 to 12/03/2024 pertaining to the Immovable Property/(ies) covered by above said Title Deeds. The property is free from all Encumbrances as per record.
6. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than already stated in the Loan documents and agreed to by the Mortgagor and the Bank.

5. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa** with regard to Land bearing **Killa No. 15/18/1 (3-8)** Village Ahmedpur Teh. District Sonipat, Haryana.
6. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
7. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
8. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Ratan Lal S/o Sh. Asaram** for the Land bearing Killa Nos. 15/27(0-11) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
9. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Arjun S/o Sh. Murli** for the Land bearing Killa Nos. 16/21 (8-0) along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
10. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 & 2001-2002 for the Property bearing Khewat No. 123, Khasra No. 11(8-0), 12(8-0), 19(8-0) along with other land comprising in various khasras at at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
11. Certified Copy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Khewat No. 123, Mustil & Killa No. 16/11 (8-0), 19 (8-0) along with other land comprising In different khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.

12. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of 1. **Sh. Ramkishan**, 2. **Sh. Hawa Singh**, 3. **Sh. Mahender Singh & 4). Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu** with regard to Land bearing Killa Nos. 24/21/2 (6-0), 15/17/1(7-0), 15/17/2(1-0), 24(8-0), and Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10) Village Ahmedpur Teh. District Sonapat, Haryana.
13. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli** for the Land bearing Killa No. 15/2(8-0), 8(7-4), 10(8-0), 16/22/1(7-11), 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Killa No. 16/20(8-0), 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), Killa - No. 25/2 (7-18) Village Ahmedpur Teh. District Sonapat, Haryana.
14. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa** with regard to Land bearing Killa No. 15/18/1 (3-8) Village Ahmedpur Teh. District Sonapat, Haryana.
15. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
16. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
17. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Ratan Lal S/o Sh. Asaram** for the Land bearing Killa Nos. 15/27(0-11) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
18. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Arjun S/o Sh. Murli** for the Land bearing Killa Nos. 16/21 (8-0) along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.

19. Certified Copy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli with regad to Land bearing Khewat No. 123, Mustil & Killa No. 16/11 (8-0), 19 (8-0) along with other land comprising in different khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
20. Certified copy of Register Intequal No. 1094, Dated: 10/11/2005 in the name of M/s Chauhan Realcon Private Limited for Land bearing Khewat No. 123, Khasra No. 11(8-0), 12(8-0), 19(8-0) along with other land comprising in various khasras at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
21. Self Attested Copy of Registered Sale Deed Bearing Document Number 10436, Dated: 02/12/2005 In Book No. 1, Volume No. 712, Page No. 191 also pasted at Addl. Bahi No. I, Pages-25-27, Dated: 02/12/2005, Sub-Registrar-Sonipat, Haryana executed by M/s Chauhan Realcon Private Limited through its Director Sh. Sitaram S/o Sh. Bhupen in favor of M/s R M Constructions Private Limited.
22. Certified Copy of Register Intequal No. 1101, Dated: 05/01/2006 in the name of M/s R M Constructions Private Limited.
23. Certified Copy of Register Intequal No. 1111, Dated: 31/01/2006 in the name of M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.
24. Certified Copy of Register Intequal No. 1109, Dated: 31/01/2006 in the name of M/s Mapsko Promoters Pvt Ltd.
25. Self Attested Copy of Registered Sale Deed Dated: 21/03/2006, Serial No. 17346, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 324, Pages-4-7, Dated: 21/03/2006, Sub-Registrar-Sonapat, Haryana executed by 1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh

& 4). Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu in favor of M/s Wadia Hotels Private Limited.

26. Self-Attested Copy of Registered Sale Deed Dated: 21/03/2006, Serial No. 17344, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 323, Pages-99-101, Dated: 21/03/2006, Sub-Registrar-Sonepat, Haryana executed by Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli in favor of M/s Wadia Hotels Private Limited at A-26, Friends Colony, East Delhi, Delhi through Sh. R.K. Gupta S/o Sh. K.L. Gupta.

27. Certified Copy of Register Intequal No. 1130, Dated: 25/03/2006 in the name of M/s Wadia Hotels Private Limited for Land bearing Khasra No. 15/17/1(7-0), 15/17/2(1-0), 24(8-0), Village Ahmedpur Teh. District Sonapat, Haryana.

28. Certified Copy of Register Intequal No. 1129, Dated: 25/03/2006 in the name of M/s Wadia Hotels Private Limited.

29. Certified Copy of Register Intequal No. 1135, Dated: 15/05/2006 in the name of M/s Wadia Hotels Private Limited.

30. Self Attested Copy of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1281, Bahi No. I, Zild No. 725, Page No. 09, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed between Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and M/s Wadia Hotels Pvt. Ltd.

31. Self Attested Copy of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1282, Bahi No. I, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-3-4, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed between Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited through its Director Sh. R.K. Gupta.

32. Self Attested Copy of Registered Dated: 05/05/2006, Sale Deed No. 1283, Bahi No. 1, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-5-7, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishan Liquors Private Limited**.
33. Self Attested Copy of Registered Sale Deed Bearing Document Number 1284, Dated: 09/05/2006 In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-8-10, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishan Liquors Private Limited**.
34. Self Attested Copy of Sale Deed Dated: 05/05/2006 Bearing Document Number 1285, In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishan Liquors Private Limited**.
35. Certified Copy of Register Integral No. 1137, Dated: 15/05/2006 in the name of **M M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited** through its Director **Sh. R.K. Gupta**.
36. Certified Copy of Register Integral No. 1137, Dated: 15/05/2006 in the name of **M/s Jai Krishan Liquors Private Limited** for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) along with other property Village Ahmedpur, Tehsil & District Sonepat, Haryana.
37. Certified Copy of Register Integral No. 1138, Dated: 15/05/2006 in the name of **M/s Jai Krishan Liquors Private Limited** for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonepat, Haryana.

38. Certified Copy of Register Intequal No. 1140, Dated: 15/05/2006 in the name of M/s Jai Krishan Liquors Private Limited for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
39. Certified Copy of Register Intequal No. 1167, Dated: 10/10/2006 in the name of M/s Wadia Hotels Pvt Ltd.
40. Self Attested Copy of Registered Sale Deed No. 4632, Bahi No. I, Zild No. 729, Page No. 102, also pasted at Addl. Bahi No. 1, Zild No. 7976, Pages-66-68, Dated: 10/10/2006, Sub-Registrar-Sonapat, Haryana executed by Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli in favor of M/s Wadia Hotels Pvt Ltd.
41. Certified Copy of Jamabandi for the Fasli Year 2006-2007 in the name of M/s Jai Krishna Hitech Infrastructure Pvt. Ltd with regard to Land bearing Killa No. 15//14 (8-0) and 15/2 (5-2) Village Ahmedpur Teh. District Sonipat, Haryana.
42. Certified Copy of Jamabandi for the Fasli Year 2006-2007 in the name of M/s Mapsko Promoters Pvt Ltd. for the Land bearing Killa No. 15//18/1 (3-8) Village Ahmedpur Teh. District Sonipat, Haryana.
43. Certified Copy of Register Intequal No. 1196, Dated: 02/02/2008 in the name of Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj.
44. Self Attested Copy of Registered Sale Deed No. 2196, Bahi No. I, Zild No. 752, Page No. 121, also pasted at Addl. Bahi No. 1, Zild No. 8655, Pages-97-98, Dated: 04/06/2008, Sub-Registrar-Sonapat, Haryana executed by Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj in favor of M/s Jai Krishan Liquors Pvt Ltd.

45. Certified Copy of Register Intequal No. 1201, Dated: 02/07/2008 in the name of **M/s Jai Krishan Liquors Pvt Ltd.** with regard to Land bearing Khewat No. 70, Khata No. 98, **Kila No. 15/27(0-11)**, Village Ahmedpur, Tehsil & District Sonapat, Haryana.
46. Self Attested Copy of Registered Exchange Deed No. 12166, Bahi No. I, Zild Pages-16-18, Dated: 02/01/2014, Sub-Registrar-Sonapat, Haryana Executed by **M/s Baleshwar Infrastructure Pvt. Ltd.** through Its Director Sh. Khemraj Gupta son of Shri Hansraj in favor of **M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.**, by RK Gupta son of Shri K.L. Gupta.
47. Self Attested Copy of Registered Exchange Deed No. 12167, Bahi No. I, Zild Pages-19-23, Dated: 02/01/2014, Sub-Registrar-Sonapat, Haryana Executed by **M/s Mapsko Promoters Pvt Ltd.** through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta executed between **M/s Mapsko Promoters Pvt Ltd.** through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta and **M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.**, by RK Gupta son of Shri K.L. Gupta.
48. Certified Copy of Registered Sale Deed bearing No. 14297, Bahi No.1, Zild Pages-38-41, Dated: 19/03/2020, Sub-Registrar-Sonapat, Haryana executed by **M/s Wadia Hotels Private Limited** in favor of **M/s Shri Ram Sharanam Consultants Private Limited.**
49. Certified Copy of Registered Sale Deed bearing Registration No. 14296, Dated: 19/03/2020, Bahi No. I, Zild No. 938, Page No. 188, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-35-37, Sub-Registrar-Sonapat, Haryana executed by **M/s Jai Krishan Hi-Tech Infrastructures Private Limited** in favor of **M/s Shri Ram Sharanam Consultants Private Limited.**
50. Certified Copy of Registered Sale Deed bearing Registration No. 14298, Bahi No. I, Zild No. 938, Page No. 188.5, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-42-45, Dated: 19/03/2020, Sub-Registrar-Sonapat, Haryana

executed by M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited in favor of M/s Shri Ram Sharanam Consultants Private Limited.

51. Certified Copy of Registered Sale Deed Serial No. 14300, Bahi No. I, Zild No. 938, Page No.-189 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-50-53, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana executed by M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited, M/s Saral Builders Private Limited, M/s Jai Krishan Infrastructures Private Limited in favor of M/s Shri Ram Sharanam Consultants Private Limited.
52. Certified Copy of Registered Sale Deed Serial No. 14299, Bahi No. I, Zild No. 938, Page No.-188,75 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-46-49, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana executed by M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited, M/s R M Constructions Private Limited in favor of M/s Shri Ram Sharanam Consultants Private Limited.
53. Self Attested Copy of Letter of Intent for Grant of Licence for Setting up Residential Plotted Colony bearing Memo No. LC-1732/JE(MK)/2022/26251, Dated: 30/08/2022 issued by Directorate of Town and Country Planning, Haryana.
54. Self Attested Copy of Licence No. 31 of 2023 Dated: 10/02/2023 from Directorate Of Town & Country Planning, Haryana.
55. Self Attested Copy of NOC from Haryana State Pollution Control Board vide Ref. No. HSPCB/Consent/: 320219023SONCTE35609493, Dated : 18/04/2023 from Haryana State Pollution Control Board.
56. Self Attested Copy of NOC Dated: 20/04/2023 from Forest Department.
57. Self Attested Copy of Revised Layout cum Demarcation Plan vide DRG No. DG,TCP-9439, Dated: 20/07/2023.
58. Self Attested Copy of Zoning Plan vide DRG No. DG, TCP-9438, Dated: 20/07/2023.

59. Self Attested Copy of Approval of revised Layout-Cum-Demarcation Plan And Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (License No. 31 of 2023 dated 10/02/2023) falls in Sector-27, Sonipat vide Memo No. ZP-1768/JD(NK)/2023/24289, Dated: 21/07/2023 issued by **Directorate of Town and Country Planning, Haryana** to **Shri Ram Sharanam Consultant Pvt. Ltd.**

60. Self Attested Copy of RERA Registration Certificate bearing Registration No. HRERA-PKL-SNP-537-2024, Dated: 12/01/2024 issued by **Haryana Real Estate Regulatory Authority, Panchkula** for Real Estate Project of an Affordable Residential Plotted Colony (under DDJAY-2016) namely "**Craft Homes**" over an area measuring 6.343 Acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat.

2. Documents to be taken from the Prospective Purchaser of Plot in the captioned project.

- i. Original Allotment Letter to be issued by **Shri Ram Sharanam Consultant Pvt. Ltd.** to Prospective Purchaser/Allottee.
- ii. Original Possession Certificate to be issued by **Shri Ram Sharanam Consultant Pvt. Ltd.** to Prospective Purchaser/Allottee.
- iii. Original Payment Receipts paid to **Shri Ram Sharanam Consultant Pvt. Ltd.** by Prospective Purchaser/Allottee.
- iv. Original Registered Sale Deed to be executed between **Shri Ram Sharanam Consultant Pvt. Ltd.** And Prospective Purchaser/s with regard to dwelling unit.
- v. Self Attested Copy of Occupancy Certificate & Completion Certificate from **Directorate of Town and Country Planning, Haryana.**
- vi. Self-Attested Copy of Maintenance Agreement to be executed between Maintenance Agency and Prospective Purchaser/s with regard to dwelling unit.

vii. Original Electricity bill in the name of Prospective Purchaser.

11. There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

12. It is certified that the property is SARFAESI compliant.

SCHEDULE OF THE PROPERTY (IES)

Residential Plotted Colony Project "Craft Homes" situated on the Land Area Meas. 6.34325 Acre, Land bearing Khasra/Killa Nos. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6-19), 16/2(0-10), 17/1 (7-0), 17/2 (1-0), 18/1/1 (0-10), 19/2/2 (1-4), 20(8-0), 21/1(2-14), 22/01/1(0-7), 24/2 (6-17), 25/1 (5-3), 27 (0-11), in Village Ahmedpur, Tehsil and District Sonipat, Haryana in Village Ahmadpur, Tehsil and District Sonipat, Haryana

Bounded as Under:

North: As per Site,

South: As per Site,

East: As per Site,

West: As per Site

Date: 12/03/2024

Place: Delhi

Signature of the Advocate

Anil Wilson
Advocate

Annexure-I.

Following documents were securitized to furnish this Title Search Report:

1. Photocopy of Register Intequal No. 546, Dated: 27/07/1965 in the name of **Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli** for the Land bearing Killa No. 15/2(8-0), 8(7-4), 10(8-0), 16/22/1(7-11), 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Killa No. 16/20(8-0), 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), Killa -No. 25/2 (7-18) Village Ahmedpur Teh. District Sonipat, Haryana.
2. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli** for the Land bearing Killa No. 15/2(8-0), 8(7-4), 10(8-0), 16/22/1(7-11), 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Killa No. 16/20(8-0), 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), Killa - No. 25/2 (7-18) Village Ahmedpur Teh. District Sonipat, Haryana.
3. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh & 4. Sh. Joginder Singh @ Jagvir Singh** all sons of **Sh. Pyare S/o Sh. Prabhu** with regard to Land bearing Killa Nos. 24/21/2 (6-0), 15/17/1(7-0), 15/17/2(1-0), 24(8-0), District Sonipat, Haryana.
4. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Ramswaroop S/o Sh. Laxman Das** for Land bearing Killa No. **15/14 (8-0) and 15/2 (5-2)** Village Ahmedpur Teh. District Sonipat, Haryana.
5. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa** with regard to Land bearing Killa No. **15/18/1 (3-8)** Village Ahmedpur Teh. District Sonipat, Haryana.
6. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
7. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** and

Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.

8. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Ratan Lal S/o Sh. Asaram** for the Land bearing Killa Nos. 15/27(0-11) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
9. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Arjun S/o Sh. Murli** for the Land bearing Killa Nos. 16/21 (8-0) along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
10. Photocopy of Jamabandhi for the Fasli Year 1996-1997 & 2001-2002 for the Property bearing Khewat No. 123, Khasra No. 11(8-0), 12(8-0), 19(8-0) along with other land comprising in various khasras at at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
11. Photocopy of Jamabandhi for the Fasli Year 1996-1997 in the name of **Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli** with regard to Land bearing Khewat No. 123, Mustil & Killa No. 16/11 (8-0), 19 (8-0) along with other land comprising in different khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.
12. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of **1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh & 4. Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu** with regard to Land bearing Killa Nos. 24/21/2 (6-0), 15/17/1(7-0), 15/17/2(1-0), 24(8-0) and Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10) Village Ahmedpur Teh. District Sonipat, Haryana.
13. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli** for the Land bearing Killa No. 15/2(8-0), 8(7-4), 10(8-0), 16/22/1(7-11), 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Killa No. 16/20(8-0), 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), Killa - No. 25/2 (7-18) Village Ahmedpur Teh. District Sonipat, Haryana.
14. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of **Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa** with regard to Land

bearing Killa No. 15//18/1 (3-8) Village Ahmedpur Teh. District Sonipat, Haryana.

15. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.

16. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli with regard to Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.

17. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Ratan Lal S/o Sh. Asaram for the Land bearing Killa Nos. 15/27(0-11) Village Ahmedpur, Tehsil & District Sonapat, Haryana.

18. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Arjun S/o Sh. Murli for the Land bearing Killa Nos. 16/21 (8-0) along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.

19. Photocopy of Jamabandhi for the Fasli Year 2001-2002 in the name of Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli with regard to Land bearing Khewat No. 123, Mustil & Killa No. 16/11 (8-0), 19 (8-0) along with other land comprising in different khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana.

20. Photocopy of Register Intequal No. 1094, Dated: 10/11/2005 in the name of M/s Chauhan Realcon Private Limited for Land bearing Khewat No. 123, Khasra No. 11(8-0), 12(8-0), 19(8-0) along with other land comprising in various khasras at Village Ahmedpur, Tehsil & District Sonapat, Haryana.

21. Photocopy of Registered Sale Deed Bearing Document Number 10436, Dated: 02/12/2005 In Book No. 1, Volume No. 712, Page No. 191 also pasted at Addl. Bahi No. I, Pages-25-27, Dated: 02/12/2005, Sub-Registrar-Sonipat, Haryana executed by M/s Chauhan Realcon Private Limited

through its Director Sh. Sitaram S/o Sh. Bhupen in favor of M/s R M Constructions Private Limited.

22. Photocopy of Register Intequal No. 1101, Dated: 05/01/2006 in the name of M/s R M Constructions Private Limited.

23. Photocopy of Register Intequal No. 1111, Dated: 31/01/2006 in the name of M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.

24. Photocopy of Register Intequal No. 1109, Dated: 31/01/2006 in the name of M/s Mapsko Promoters Pvt Ltd.

25. Photocopy of Registered Sale Deed Dated: 21/03/2006, Serial No. 17346, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 324, Pages-4-7, Dated: 21/03/2006, Sub-Registrar-Sonepat, Haryana executed by 1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh & 4). Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu in favor of M/s Wadia Hotels Private Limited.

26. Photocopy of Registered Sale Deed Dated: 21/03/2006, Serial No. 17344, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 323, Pages-99-101, Dated: 21/03/2006, Sub-Registrar-Sonepat, Haryana executed by Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli in favor of M/s Wadia Hotels Private Limited at A-26, Friends Colony, East Delhi, Delhi through Sh. R.K. Gupta S/o Sh. K.L. Gupta.

27. Photocopy of Register Intequal No. 1130, Dated: 25/03/2006 in the name of M/s Wadia Hotels Private Limited for Land bearing Khasra No. 15/17/17-01, 15/17/2(1-0), 24(8-0), Village Ahmedpur Teh. District Sonipat, Haryana.

28. Photocopy of Register Intequal No. 1129, Dated: 25/03/2006 in the name of M/s Wadia Hotels Private Limited.

29. Photocopy of Register Intequal No. 1135, Dated: 15/05/2006 in the name of M/s Wadia Hotels Private Limited.

30. Photocopy of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1281, Bahi No. I, Zild No. 725, Page No. 09, also pasted at Addl. Bahi No. 1,

Zild No.7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed between **Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli** and **M/s Wadia Hotels Pvt. Ltd.**

31. Photocopy of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1282, Bahi No. I, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-3-4, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed between **Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli** and **M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited** through its Director **Sh. R.K. Gupta.**

32. Photocopy of Registered Deed Dated: 05/05/2006, Sale Deed No. 1283, Bahi No. I, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-5-7, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishna Liquors Private Limited.**

33. Photocopy of Registered Sale Deed Bearing Document Number 1284, Dated: 09/05/2006 In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-8-10, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishna Liquors Private Limited.**

34. Photocopy of Sale Deed Dated: 05/05/2006 Bearing Document Number 1285, In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonepat, Haryana executed by **Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Jai Krishna Liquors Private Limited.**

35. Photocopy of Register Intequal No. 1137, Dated: 15/05/2006 in the name of **M M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited** through its Director **Sh. R.K. Gupta.**

36. Photocopy of Register Intequal No. 1137, Dated: 15/05/2006 in the name of **M/s Jai Krishna Liquors Private Limited** for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10).25(8-0) along with other property Village Ahmedpur, Tehsil & District Sonepat, Haryana.

37. Certified Copy of Register Intequal No. 1138, Dated: 15/05/2006 in the name of **M/s Jai Krishan Liquors Private Limited** for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
38. Photocopy of Register Intequal No. 1140, Dated: 15/05/2006 in the name of **M/s Jai Krishan Liquors Private Limited** for the Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana.
39. Photocopy of Register Intequal No. 1167, Dated: 10/10/2006 in the name of **M/s Wadia Hotels Pvt Ltd.**
40. Photocopy of Registered Sale Deed No. 4632, Bahi No. I, Zild No. 729, Page No. 102, also pasted at Addl. Bahi No. 1, Zild No. 7976, Pages-66-68, Dated: 10/10/2006, Sub-Registrar-Sonapat, Haryana executed by **Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli** in favor of **M/s Wadia Hotels Pvt Ltd.**
41. Photocopy of Jamabandi for the Fasli Year 2006-2007 in the name of **M/s Jai Krishna Hitech Infrastructure Pvt. Ltd** with regard to Land bearing **Killa No. 15//14 (8-0) and 15/2 (5-2)** Village Ahmedpur Teh. District Sonipat, Haryana.
42. Photocopy of Jamabandi for the Fasli Year 2006-2007 in the name of **M/s Mapsko Promoters Pvt Ltd.** for the Land bearing **Killa No. 15//18/1 (3-8)** Village Ahmedpur Teh. District Sonipat, Haryana.
43. Photocopy of Register Intequal No. 1196, Dated: 02/02/2008 in the name of **Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj.**
44. Photocopy of Registered Sale Deed No. 2196, Bahi No. I, Zild No. 752, Page No. 121, also pasted at Addl. Bahi No. 1, Zild No. 8655, Pages-97-98, Dated: 04/06/2008, Sub-Registrar-Sonapat, Haryana executed by **Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj** in favor of **M/s Jai Krishan Liquors Pvt Ltd.**

45. Photocopy of Register Intequal No. 1201, Dated: 02/07/2008 in the name of **M/s Jai Krishan Liquors Pvt Ltd.** with regard to Land bearing Khewat No. 70, Khata No. 98, **Kila No. 15/27(0-11)**, Village Ahmedpur, Tehsil & District Sonapat, Haryana.
46. Photocopy of Registered Exchange Deed No. 12166, Bahi No. I, Zild No. 853, Page No. 121, also pasted at Addl. Bahi No. 1, Zild No. 11593, Pages-16-18, Dated: 02/01/2014, Sub-Registrar-Sonapat, Haryana Executed by **M/s Baleshwar Infrastructure Pvt. Ltd.** through its Director Sh. Khemraj Gupta son of Shri Hansraj in favor of **M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.**, by RK Gupta son of Shri K.L. Gupta.
47. Photocopy of Registered Exchange Deed No. 12167, Bahi No. I, Zild No. 853, Page No. 122, also pasted at Addl. Bahi No. 1, Zild No. 11593, Pages-19-23, Dated: 02/01/2014, Sub-Registrar-Sonapat, Haryana Executed by **M/s Mapsko Promoters Pvt Ltd.** through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta executed between **M/s Mapsko Promoters Pvt Ltd.** through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta and **M/s Jai Krishna Hitech Infrastructure Pvt. Ltd.**, by RK Gupta son of Shri K.L. Gupta.
48. Original Registered Sale Deed bearing No. 14297, Bahi No.1, Zild No. 938, Pages-188.25 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-38-41, Dated: 19/03/2020, Sub-Registrar-Sonapat, Haryana executed by **M/s Wadia Hotels Private Limited** in favor of **M/s Shri Ram Sharanam Consultants Private Limited.**
49. Original Registered Sale Deed bearing Registration No. 14296, Dated: 19/03/2020, Bahi No. I, Zild No. 938, Page No. 188, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-35-37, Sub-Registrar-Sonapat, Haryana executed by **M/s Jai Krishan Hi-Tech Infrastructures Private Limited** in favor of **M/s Shri Ram Sharanam Consultants Private Limited.**
50. Original Registered Sale Deed bearing Registration No. 14298, Bahi No. I, Zild No. 938, Page No. 188.5, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-42-45, Dated: 19/03/2020, Sub-Registrar-Sonapat, Haryana executed by **M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited** in favor of **M/s Shri Ram Sharanam Consultants Private Limited.**

51. Original Registered Sale Deed Serial No. 14300, Bahi No. I, Zild No. 938, Page No.-189 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-50-53, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana executed by M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited, M/s Saral Builders Private Limited, M/s Jai Krishan Infrastructures Private Limited in favor of M/s Shri Ram Sharanam Consultants Private Limited.
52. Original Registered Sale Deed Serial No. 14299, Bahi No. I, Zild No. 938, Page No.-188.75 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-46-49, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana executed by M/s Wadia Hotels Private Limited, M/s Jai Krishan Liquors Private Limited, M/s R M Constructions Private Limited in favor of M/s Shri Ram Sharanam Consultants Private Limited.
53. Photocopy of Letter of Intent for Grant of Licence for Setting up Residential Plotted Colony bearing Memo No. LC-1732/JE(MK)/2022/26251, Dated: 30/08/2022 issued by Directorate of Town and Country Planning, Haryana.
54. Photocopy of Licence No. 31 of 2023 Dated: 10/02/2023 from Directorate Of Town & Country Planning, Haryana.
55. Photocopy of NOC from Haryana State Pollution Control Board vide Ref. No. HSPCB/Consent/: 320219023SONCTE35609493, Dated : 18/04/2023 from Haryana State Pollution Control Board.
56. Photocopy of NOC Dated: 20/04/2023 from Forest Department.
57. Photocopy of Revised Layout cum Demarcation Plan vide DRG No. DG, TCP-9439, Dated: 20/07/2023.
58. Photocopy of Zoning Plan vide DRG No. DG, TCP-9438, Dated: 20/07/2023.
59. Photocopy of Approval of revised Layout-Cum-Demarcation Plan And Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (License No. 31 of 2023 dated 10/02/2023) falls in Sector-27, Sonipat vide Memo No. ZP-1768/JD(NK)/2023/24289, Dated: 21/07/2023 issued by Directorate of Town and Country Planning, Haryana to Shri Ram Sharanam Consultant Pvt. Ltd.

60. Photocopy of RERA Registration Certificate bearing Registration No. HRERA-PKL-SNP-537-2024, Dated: 12/01/2024 issued by **Haryana Real Estate Regulatory Authority, Panchkula** for Real Estate Project of an Affordable Residential Plotted Colony (under DDJAY-2016) namely "**Craft Homes**" over an area measuring 6.343 Acres situated in the revenue estate of Village Ahmadpur, Sector 27, Sonipat.

History of title:

1. History of Land bearing (i) Mustil No. 15, Killa Nos. 17/1 (7-0), 17/2 (1-0) and 24 min north-east (6-17) in Khewat No. 36, Khatoni No. 48 and, (ii) Mustil No. 16, Killa Nos. 20 (8-0) and 22/1 min north-west (0-7) in Khewat No. 83, Khatoni No. 101 and Khewat No. 36, Khatoni No. 48 respectively, cumulatively admeasuring 23 Kanal and 4 Marla (2.90000 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana

1.	History of Land bearing Killa Nos. <u>15/17/1(7-0), 15/17/2(1-0), 24(8-0)</u> a. As per the documents it has been perused that 1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh & 4). Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu were bhumidars of Land bearing Killa Nos. 24/21/2 (6-0), <u>15/17/1(7-0), 15/17/2(1-0), 24(8-0)</u>, and Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10) Village Ahmedpur Teh. District Sonipat, Haryana as Per Jamabandi for the Fasli Year 1996-1997 & 2001-2002. b. On 21/03/2006 1. Sh. Ramkishan, 2. Sh. Hawa Singh, 3. Sh. Mahender Singh & 4). Sh. Joginder Singh @ Jagvir Singh all sons of Sh. Pyare S/o Sh. Prabhu sold Land Area Meas. 25 Kanal 10 Marla i.e. 3 Acre 1 Kanal 10 Marla Village Ahmedpur Teh. District Sonipat, Haryana (Property Details mentioned below) to M/s Wadia Hotels Private Limited vide Registered Sale Deed Dated: 21/03/2006, Serial No. 17346, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 324, Pages-4-7, Dated: 21/03/2006, Sub-Registrar-Sonepat, Haryana. i. Land Area Meas. 22 Kanal out of Khewat No. 31, Khata No. 46,47, Killa No. 24/21/2 (6-0), <u>15/17/1(7-0), 15/17/2(1-0), 24(8-0)</u>, Village Ahmedpur Teh. District Sonipat, Haryana ii. Land Area Meas. 3 Kanal 10 Marla i.e. 70/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10) Village Ahmedpur
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	Teh. District Sonipat, Haryana
	c. Further on the basis of above said document Name of M/s Wadia Hotels Private Limited was entered as owner of above said property/ies in the record of Revenue Department vide Register Intequal No. 1130, Dated: 25/03/2006.
2.	History of Land bearing Khasra No. <u>16/22/1(7-11)</u> & <u>16/20(8-0)</u> a. Whereas Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli was bhumidar & shareholder in the Land bearing Killa No. 15/2(8-0), 8(7-4), 10(8-0), <u>16/22/1(7-11)</u>, 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Killa No. <u>16/20(8-0)</u>, 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), Killa -No. 25/2 (7-18) Village Ahmedpur Teh. District Sonipat, Haryana as Per Register Intequal No. 546, Dated: 27/07/1965 and Jamabandi for the Fasli Year 1996-1997 & 2001-2002. b. On 21/03/2006 Sh. Pyare S/o Sh. Prabhu S/o Sh. Murli sold Land Area Meas. 82 Kanal 4 Marla i.e. 10 Acre 2 Kanal 4 Marla Village Ahmedpur Teh. District Sonipat, Haryana (Property Details mentioned below) to M/s Wadia Hotels Private Limited at A-26, Friends Colony, East Delhi, Delhi through Sh. R.K. Gupta S/o Sh. K.L. Gupta vide Registered Sale Deed Dated: 21/03/2006, Serial No. 17344, Bahi No. 1, Zild No. 33, Page No. 95, also pasted at Addl. Bahi No. I, Zild No. 323, Pages-99-101, Dated: 21/03/2006, Sub-Registrar-Sonepat, Haryana. i. Land Area Meas. 70 Kanal 8 Malra out of Khewat No. 26, Khata No. 38,39, Killa No. 15/2(8-0), 8(7-4), 10(8-0), <u>16/22/1(7-11)</u>, 25/1/2(7-16), 2(8-0), 8(8-0), 13(8-0), 26/5(8-0), Village Ahmedpur Teh. District Sonipat, Haryana ii. Land Area Meas. 8 Kanal Khewat No. 76, Khata No. 108, Killa No. <u>16/20(8-0)</u>. iii. Land Area Meas. 13 Mara i.e. ½ share of 1 Kanal 6 Marla of Khewat No. 28, Khata No. 42, Mustil No. 16/22/2 (0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), iv. Land Area Meas. 3 Kanal 3 Marla i.e. 2/5th Share out of 7 Kanal

	18 Marla out of Khewat No. 77, Khata No. 113, Killa -No. 25/2 (7-18)
c.	Further on the basis of above said document Name of to M/s Wadia Hotels Private Limited was entered as owner of above said property/ies in the record of Revenue Department vide Register Intequal No. 1129, Dated: 25/03/2006
3.	3a. On 19/03/2020 M/s Wadia Hotels Private Limited , having its registered office at A-26 Friends Colony, East New Delhi, New Delhi, Delhi-110065, acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 sold Land bearing (i) Mustil No. 15, Killa Nos. 17/1 (7-0), 17/2 (1-0) and 24 min north-east (6-17) in Khewat No. 17/1 (7-Khatoni No. 48 and, (ii) Mustil No. 16, Killa Nos. 20 (8-0) and 22/1 min north-west (0-7) in Khewat No. 83, Khatoni No. 101 and Khewat No. 36, Khatoni No. 48 respectively, cumulatively admeasuring 23 Kanal and 4 Marla (2.90000 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana to M/s Shri Ram Sharanam Consultants Private Limited, [CIN No. U93090DL2012PTC231658 and PAN No.AARCS0012Q.] a company validly existing under the Companies Act, 2013 and having its registered office at 412, 4th Floor, Shakuntala Building-59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra vide Registered Sale Deed bearing No. 14297, Bahi No.1, Zild No. 938, Pages-188.25 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-38-41, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana.

2. History of Land bearing (i) Mustil No. 15, Killa Nos. 14/2 (1-4), 15/2/2 (3-11) in Khewat No. 99, Khatoni No. 118 (Jamabandi year 2016-17) and, (ii) Mustil No. 15, Killa No. 18/1/1 (0-10) in Khewat No. 101, Khatoni No. 121, (Jamabandi year 2016-17), Area Meas. 5 Kanal 5 Marla i.e. 0.65625 Acres, in Village Ahmadpur, Tehsil and District Sonipat, Haryana to

1.	History of Land bearing Killa No. 15//14/2 Min South and 15/2/2
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	a. Initially Sh. Ramswaroop S/o Sh. Laxman Das was bhumidar of Killa No. 15//14 (8-0) and 15/2 (5-2) Village Ahmedpur Teh. District Sonipat, Haryana as Per Jamabandi for the Fasli Year 1996-1997 & 2001-2002 b. Whereas M/s Jai Krishna Hitech Infrastructure Pvt. Ltd purchased the above said land from Sh. Ramswaroop S/o Sh. Laxman Das vide Sale Deed No. 15213, Bahi No. I, Dated: 20/02/2006, Sub-Registrar-Sonepat, Haryana and ownership was mutated in the Register Intequal No. 1111, Dated: 31/01/2006. c. Whereas name of M/s Jai Krishna Hitech Infrastructure Pvt. Ltd was also recorded as owner of above said Land bearing Killa No. 15//14 (8-0) and 15/2 (5-2) Village Ahmedpur Teh. District Sonipat, Haryana in the Jamabandi for the Fasli Year 2006-2007. d. On 02/01/2014 M/s Jai Krishna Hitech Infrastructure Pvt. Ltd., by RK Gupta son of Shri K.L. Gupta became owner of Land Meas. 4 Kanal 14 Marle Mundraje Khewat No. 90 Min Khata No. 117 Min Killa No. 15//14 Min South (1-4), 15/2 Min South (3-10) Waka Village Ahmedpur Teh. District Sonipat, Haryana by way of Registered Exchange Deed No. 12166, Bahi No. I, Zild No. 853, Page No. 121, also pasted at Addl. Bahi No. 1, Zild No. 11593, Pages-16-18, Dated: 02/01/2014, Sub-Registrar-Sonepat, Haryana Executed by M/s Baleshwar Infrastructure Pvt. Ltd. through its Director Sh. Khemraj Gupta son of Shri Hansraj.
2.	History of Land bearing Killa No. 15//18/1 a. Initially Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa was bhumidar of Killa No. 15//18/1 (3-8) Village Ahmedpur Teh. District Sonipat, Haryana as Per Jamabandi for the Fasli Year 1996-1997 & 2001-2002 b. Whereas M/s Mapsko Promotors Pvt Ltd. purchased the above said land from Sh. Hari Singh and Sh. Daryav Singh sons of Sh. Parsa vide Sale Deed No. 13738, Bahi No. I, Dated: 27/01/2006.

	Sub-Registrar-Sonepal, Haryana and ownership was mutated in the Register Intequal No. 1109, Dated: 31/01/2006. c. Whereas name of M/s Mapsko Promoters Pvt Ltd. was also recorded as owner of above said Land bearing Killa No. 15/18/1 (3-8) Village Ahmedpur Teh. District Sonipat, Haryana in the Jamabandi for the Fasli Year 2006-2007. d. On 02/01/2014 M/s Jai Krishna Hitech Infrastructure Pvt. Ltd., by RK Gupta son of Shri K.L. Gupta became owner of Land Meas. 0 Kanal 10 Marla Mundraje Khewat No. 91 Min Khata No. 119 Min Killa No. 15/18/1 Min North-East (0-10), Village Ahmedpur, Tehsil & District Sonipat, Haryana by way of Registered Exchange Deed No. 12167, Bahi No. I, Zild No. 853, Page No. 122, also pasted at Addl. Bahi No. 1, Zild No. 11593, Pages-19-23, Dated: 02/01/2014, Sub-Registrar-Sonepal, Haryana Executed by M/s Mapsko Promoters Pvt Ltd. through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta.
3	3a. Whereas on 19/03/2020 M/s Jai Krishan Hi-Tech Infrastructures Private Limited, [CIN No. U45201DL2005PTC142407 and PAN No.AABCJ6359H], a company validly existing under the Companies Act, 2013 and having its registered office at A-26, Friends Colony West, New Delhi-110065, acting through its' Authorized Signatory, Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 Sold Land bearing (i) Mustil No. 15, Killa Nos. 14/2 (1-4), 15/2/2 (3-11) in Khewat No. 99, Khatoni No. 118 (Jamabandi year 2016-17) and, (ii) Mustil No. 15, Killa No. 18/1/1 (0-10) in Khewat No. 101, Khatoni No. 121, (Jamabandi year 2016-17), Area Meas. 5 Kanal 5 Marla i.e. 0.65625 Acres, in Village Ahmadpur, Tehsil and District Sonipat, Haryana to M/s Shri Ram Sharanam Consultants Private Limited, [CIN No. U93090DL2012PTC231658 and PAN No. AARCS0012Q] a company validly existing under the Companies Act, 2013 and having its registered office at 412, 4th Floor, Shakuntala Building-59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Endave, Laxmi Nagar, Delhi-110092 Vide Registered Sale Deed

	Sub-Registrar-Sonepat, Haryana and ownership was mutated in the Register Intequal No. 1109, Dated: 31/01/2006. c. Whereas name of M/s Mapsko Promoters Pvt Ltd. was also recorded as owner of above said Land bearing Killa No. 15/18/1 (3-8) Village Ahmedpur Teh. District Sonipat, Haryana in the Jamabandi for the Fasli Year 2006-2007. d. On 02/01/2014 M/s Jai Krishna Hitech Infrastructure Pvt. Ltd., by RK Gupta son of Shri K.L. Gupta became owner of Land Meas. 0 Kanal 10 Marla Mundraje Khewat No. 91 Min Khata No. 119 Min Killa No. 15/18/1 Min North-East (0-10), Village Ahmedpur, Tehsil & District Sonipat, Haryana by way of Registered Exchange Deed No. 12167, Bahi No. I, Zild No. 853, Page No. 122, also pasted at Addl. Bahi No. 1, Zild No. 11593, Pages-19-23, Dated: 02/01/2014, Sub-Registrar-Sonepat, Haryana Executed by M/s Mapsko Promoters Pvt Ltd. through Sh. Khemraj Gupta S/o Sh. Hansraj Gupta.
3	3a. Whereas on 19/03/2020 M/s Jai Krishan Hi-Tech Infrastructures Private Limited, [CIN No. U45201DL2005PTC142407 and PAN No.AABCJ6359H, a company validly existing under the Companies Act, 2013 and having its registered office at A-26, Friends Colony West, New Delhi-110065, acting through its' Authorized Signatory, Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 Sold Land bearing (i) Mustil No. 15, Killa Nos. 14/2 (1-4), 15/2/2 (3-11) in Khewat No. 99, Khatoni No. 118 (Jamabandi year 2016-17) and, (ii) Mustil No. 15, Killa No. 18/1/1 (0-10) in Khewat No. 101, Khatoni No. 121, (Jamabandi year 2016-17), Area Meas. 5 Kanal 5 Marla i.e. 0.65625 Acres, in Village Ahmadpur, Tehsil and District Sonipat, Haryana to M/s Shri Ram Sharanam Consultants Private Limited, [CIN No. U93090DL2012PTC231658 and PAN No. AARCS0012Q a company validly existing under the Companies Act, 2013 and having its registered office at 412, 4th Floor, Shakuntala Building-59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Endave, Laxmi Nagar, Delhi-110092 Vide Registered Sale Deed

	bearing Registration No. 14296, Dated: 19/03/2020, Bahi No. I, Zild No. 938, Page No. 188, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-35-37, Sub-Registrar-Sonipat, Haryana.
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3. History of Land bearing Mustil No. 15, Killa Nos. 16/1 (6-19), 16/2 (0-10), 25 min north (5-3) in Khewat No. 32, Khatoni No. 44 cumulatively admeasuring 12 Kanal 12 Marla (1.5750 acres) and Mustil No. 15, Killa No. 27 (0-11) in Khewat No. 73, Khatoni No. 90 cumulatively admeasuring 0 Kanal 11 Marla (0.06875 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana.

1.	History of Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> a. Initially Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli were joint owners of Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. On 05/05/2006 M/s Wadia Hotels Pvt. Ltd. through RK Gupta son of Shri K.L. Gupta became owner of Land bearing Khewat No. 29, Khata No. 43, Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana by way of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1281, Bahi No. I, Zild No. 725, Page No. 09, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana Executed by Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli (respective share). c. Whereas name of M/s Wadia Hotels Pvt. Ltd was mutated as owner for respective share out of said Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Registrar Intequal No. 1135, Dated: 15/05/2006.
2.	History of Land bearing Killa No. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> a. Initially Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh

S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli were joint owners of Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasil Year 1996-1997 & 2001-2002.

b. On 05/05/2006 Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 19 Kanal 18 Marle i.e. 2 Acre 3 Kanal 18 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Dated: 05/05/2006 Bearing Document Number 1285, In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana.

- i. Land Area Meas. 11 Kanal 15 Marla i.e. 1/5th Share of 58 Kanal 12 Marla out of Khewat No. 27 Min, Khata No. 40, Killa No. Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),
- ii. Land Area Meas. 03 Marle i.e. 1/10th Share of 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4)
- iii. Land Area Meas. 5 Kanal 18 Marla i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0)
- iv. Land Area Meas. 2 Kanal 2 Marla i.e. 42/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Kila No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10).

c. Whereas name of M/s Jai Krishan Liquors Private Limited was mutated as owner for respective share out of said Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Register Intequal No. 1137, Dated: 15/05/2006.

S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli were joint owners of Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002.

- b. On 05/05/2006 Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 19 Kanal 18 Marla i.e. 2 Acre 3 Kanal 18 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Dated: 05/05/2006 Bearing Document Number 1285, In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana.

- i. Land Area Meas. 11 Kanal 15 Marla i.e. 1/5th Share of 58 Kanal 12 Marla out of Khewat No. 27 Min, Khata No. 40, Killa No. Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),
- ii. Land Area Meas. 03 Marla i.e. 1/10th Share of 1 Kanal 6 Marla out of Khewat No. 28, Khata No. 42, Killa No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4)
- iii. Land Area Meas. 5 Kanal 18 Marla i.e. 1/4th Share of 23 Kanal 9 Marla out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0)
- iv. Land Area Meas. 2 Kanal 2 Marla i.e. 42/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10).

- c. Whereas name of M/s Jai Krishan Liquors Private Limited was mutated as owner for respective share out of said Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Register Intequal No. 1137, Dated: 15/05/2006.

3.

History of Land bearing Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0).

- a. Initially Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli were joint owners of Land bearing Killa Nos. 15/16/1 (6-19), 16/2(0-10), 25(8-0) Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002.
- b. On 05/05/2006 Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 19 Kanal 17 Marla i.e. 2 Acre 3 Kanal 17 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Properly details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory by way of Registered Dated: 05/05/2006, Sale Deed No. 1283, Bahi No. 1, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-5-7, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana.
- i. Land Area Meas. 11 Kanal 15 Marla i.e. 1/5th Share of 58 Kanal 12 Marla out of Khewat No. 27 Min, Khata No. 40, Killa No. Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),
- ii. Land Area Meas. 03 Marle i.e. 1/10th Share of 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Killa No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4)
- iii. Land Area Meas. 5 Kanal 18 Marla i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0)
- iv. Land Area Meas. 2 Kanal 2 Marla i.e. 42/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10).

	c. Whereas name of M/s Jai Krishan Liquors Private Limited was mutated as owner for respective share out of said Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Register Inlequal No. 1140, Dated: 15/05/2006.
4	History of Land bearing Killa No. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0),</u> a. Initially Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli were joint owners of Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. On 09/05/2006 Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 27 Kanal 14 Marla i.e. 3 Acre 3 Kanal 14 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Bearing Document Number 1284, Dated: 09/05/2006 In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-8-10, Dated: 09/05/2006, Sub-Registrar-Sonipat, Haryana. i. Land Area Meas. 11 Kanal 12 Marla i.e. 1/5th Share of Total Land Meas. 58 Kanal 12 Marla, Khewat No. 27, Khata No. 40, Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),

	ii. Land Area Meas. 2 Marle i.e. 1/10th Share of Area Meas. 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), iii. Land Area Meas. 5 Kanal 12 Marle i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0),</u> iv. Land Area Meas. 3 Kanal 4 Marla i.e. 2/5th Share of Area Meas. 7 Kanal 18 Marla out of Khewat No. 77, Khata No. 113, Killa No. 25/20 (7-18), v. Land Area Meas. 4 Kanal i.e. 80/234th Share of 11 Kanal 14 Marle out of Khewat No. 100, Khata No. 140, Kila No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10), vi. Land Area Meas. 2 Kanal 17 Marla i.e. 57 Kanal 12 Marle out of Khewat No. 123, Khata No. 168, Mustil & Killa No. 16/1 (8-0), 2 (8-0), 8/2 (1-12), 9 (8-0), 10 (8-0), 11 (8-0), 12 (8-0), 19 (8-0) d. Whereas name of M/s Jai Krishan Liquors Private Limited was mutated as owner for respective share out of said Land bearing Killa Nos. <u>15/16/1 (6-19), 16/2(0-10), 25(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Register Intequal No. 1138, Dated: 15/05/2006.
5	History of Land bearing <u>Kila No. 15/27(0-11),</u> a. Initially Sh. Ratan Lal S/o Sh. Asaram was bhumidar of joint owners of Land bearing Killa Nos. <u>15/27(0-11)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. Whereas after the death of Sh. Ratan Lal S/o Sh. Asaram, his

	legal heirs namely Smt. Devi Bai (Wife), Smt. Usha, Sushma, Jyoti, Gita & Bindu (Daughters) sold above said Land to Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj vide Registered Sale Deed bearing No. 6394, Dated: 02/11/2007 and his name also mutated as owner of said Land bearing Killa No. 15/27(0-11) vide Register Intequl No. 1196, Dated: 02/02/2008. c. Further Sh. Dilbagh Singh S/o Sh. Om Prakash S/o Sh. Dhiraj Sold Land Meas. 11 Marla out of Khewat No. 70, Khata No. 98, <u>Kila No. 15/27(0-11)</u>, Village Ahmedpur, Tehsil & District Sonapat, Haryana to M/s Jai Krishan Liquors Pvt Ltd. through Sh. Ram Kumar Gupta S/o Sh. Kishori Lal Gupta by way of Registered Sale Deed No. 2196, Bahi No. I, Zild No. 752, Page No. 121, also pasted at Addl. Bahi No. 1, Zild No. 8655, Pages-97-98, Dated: 04/06/2008, Sub-Registrar-Sonepat, Haryana and vide Register Intequl No. 1201, Dated: 02/07/2008.
6	6a. On 19/03/2020 M/s Wadia Hotels Private Limited a company validly existing under the Companies Act, 2013 and having its registered office at A-26 Friends Colony, East New Delhi, New Delhi, Delhi-110065 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 duly authorized vide board resolution dated 18th March 2020 And M/s Jai Krishan Liquors Private Limited, a company validly existing under the Companies Act, 2013 and having its registered office at B-25, Mohan Parknaveen Shahdara, New Delhi, Delhi-110032 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; Sold Agricultural land parcels comprised in Mustil No. 15, Killa Nos. 16/1 (6-19), 16/2 (0-10), 25 min north (5-3) in Khewat No. 32, Khatoni No. 44 cumulatively admeasuring 12 Kanal 12 Marla (1.5750 acres) situated in Village Ahmadpur, Tehsil and District Sonapat, Haryana And Agricultural land parcels comprised in Mustil No. 15, Killa No. 27 (0-11) in Khewat No. 73, Khatoni No. 90 cumulatively admeasuring 0 Kanal 11 Marla (0.06875 acres) situated in Village Ahmadpur, Tehsil and District Sonapat, Haryana To M/s Shri Ram Sharanam Consultants Private Limited, a company validly existing under the Companies Act, 2013 and having its

	registered office at 412, 4th Floor, Shakuntala Building- 59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Endave, Laxmi Nagar, Delhi-110092, duly authorized vide board resolution dated 18th March 2020 Vide Registered Sale Deed bearing Registration No. 14298, Bahi No. I, Zild No. 938, Page No. 188.5, also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-42-45, Dated: 19/03/2020, Sub-Registrar-Sonipat, Haryana
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4. History of Agricultural land parcels comprised in Mustil No. 16, Killa Nos. 21 min north (2-14) in Khewat No. 29, Khatoni No. 41 cumulatively admeasuring 2 Kanal 14 Marla (0.33750 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana

1.	History of Land bearing Killa No. 16/21 a. Initially Sh. Arjun S/o Sh. Murli was owner of Land bearing Killa Nos. <u>16/21 (8-0)</u> along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. Whereas after the death of Sh. Arjun S/o Sh. Murli, above said land was mutated in the name of his sons namely Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli, Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli. c. On 10/10/2006 Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 20 Kanal 18 Marla i.e. 2 Acre 4 Kanal 18 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) M/s Wadia Hotels Pvt Ltd. having its registered office at A-26 Friends Colony, Delhi-110065 through Sh. Vikas Singhal by way of Registered Sale Deed No. 4632, Bahi No. I, Zild No. 729, Page No. 102, also pasted at Addl. Bahi No. 1, Zild No. 7976, Pages-66-68, Dated: 10/10/2006, Sub-Registrar-Sonapat, Haryana.
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	i. Land Area Meas. 11 Kanal 14 Marla i.e. 1/5th Share of 58 Kanal 12 Marle out of Khewat No. 27, Khata No. 40, Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), <u>16/21(8-0)</u>. ii. Land Area Meas. 3 Kanal 19 Marla out of Khewat No. 27, Kila No. 16/23/2(3-19), iii. Land Area Meas. 2 Marla i.e. 1/10th Share of 1 Kanal 6 Marla out of Khewat no. 28, Khata No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), iv. Land Area Meas. 2 Kanal 18 Marle i.e. 1/20th Share out of 57 Kanal 12 Marle out of Khewat No. 123, Khata No. 168, Kila No. 16/1(8-0), 2(8-0), 8/2(1-12), 9(8-0), 10(8-0), 11(8-0), 12(8-0), 19(8-0), v. Land Area Meas. 2 Kanal 5 Marle i.e. 1/10th Share of 22 Kanal 08 Marla out of Khewat No. 124, Khata No. 169, Kila No. 16/3(8-0), 8/1(6-8), 13(8-0) d. Whereas on the basis of above said document, name of M/s Wadia Hotels Pvt Ltd. was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1167, Dated: 10/10/2006.
2.	History of Land bearing Killa No. 16/21 a. Initially Sh. Arjun S/o Sh. Murli was owner of Land bearing Killa Nos. <u>16/21 (8-0)</u> along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. Whereas after the death of Sh. Arjun S/o Sh. Murli, above said land was mutated in the name of his sons namely Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli, Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh.

Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli. c. On 05/05/2006 Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 19 Kanal 18 Marla i.e. 2 Acre 3 Kanal 18 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Dated: 05/05/2006 Bearing Document Number 1285, In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-11-13, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana. I. Land Area Meas. 11 Kanal 15 Marla i.e. 1/5th Share of 58 Kanal 12 Marla out of Khewat No. 27 Min, Khata No. 40, Killa No. Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), <u>16/21(8-0)</u>, II. Land Area Meas. 03 Marla i.e. 1/10th Share of 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4) III. Land Area Meas. 5 Kanal 18 Marla i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0) IV. Land Area Meas. 2 Kanal 2 Marla i.e. 42/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Kila No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10). d. Whereas on the basis of above said document, name of M/s Jai Krishan Liquors Private Limited was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1137, Dated: 15/05/2006.	3. History of Land bearing Killa No. 16/21
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a. Initially **Sh. Arjun S/o Sh. Murli** was owner of Land bearing Killa Nos. 16/21 (8-0) along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002.

b. Whereas after the death of **Sh. Arjun S/o Sh. Murli**, above said land was mutated in the name of his sons namely **Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli**, **Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli** and **Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli** and **Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** and **Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli**.

c. On 05/05/2006 **Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli** sold Land Meas. 19 Kanal 17 Marla i.e. 2 Acre 3 Kanal 17 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to **M/s Jai Krishan Liquors Private Limited** having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory by way of Registered Dated: 05/05/2006, Sale Deed No. 1283, Bahi No. I, Zild No. 724, Page No. 198, also pasted at Addl. Bahi No. 1, Zild No. 7844, Pages-5-7, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana.

- i. Land Area Meas. 11 Kanal 15 Marla i.e. 1/5th Share of 58 Kanal 12 Marla out of Khewat No. 27 Min, Khala No. 40, Killa No. Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),
- ii. Land Area Meas. 03 Marla i.e. 1/10th Share of 1 Kanal 6 Marla out of Khewat No. 28, Khala No. 42, Killa No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4)
- iii. Land Area Meas. 5 Kanal 18 Marla i.e. 1/4th Share of 23 Kanal 9 Marla out of Khewat No. 29, Khala No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0)
- iv. Land Area Meas. 2 Kanal 2 Marla i.e. 42/234th Share of 11 Kanal 14 Marla out of Khewat No. 100, Khata No. 140, Kila No.

	15/11/1(4-0), 12/1(4-4), 13/1(3-10). d. Whereas on the basis of above said document, name of M/s Jai Krishan Liquors Private Limited was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1140, Dated: 15/05/2006.
4.	History of Land bearing Killa No. 16/21 a. Initially Sh. Arjun S/o Sh. Murli was owner of Land bearing Killa Nos. <u>16/21 (8-0)</u> along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. Whereas after the death of Sh. Arjun S/o Sh. Murli, above said land was mutated in the name of his sons namely Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli, Sh. Dariyav Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli. c. On 09/05/2006 Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 27 Kanal 14 Marla i.e. 3 Acre 3 Kanal 14 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to M/s Jai Krishan Liquors Private Limited having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Bearing Document Number 1284, Dated: 09/05/2006 In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-8-10, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana. i. Land Area Meas. 11 Kanal 12 Marla i.e. 1/5th Share of Total Land Meas. 58 Kanal 12 Marla, Khewat No. 27, Khata No. 40, Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), <u>16/21(8-0)</u>.

	ii. Land Area Meas. 2 Marle i.e. 1/10th Share of Area Meas. 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), iii. Land Area Meas. 5 Kanal 12 Marle i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0), iv. Land Area Meas. 3 Kanal 4 Marla i.e. 2/5th Share of Area Meas. 7 Kanal 18 Marla out of Khewat No. 77, Khata No. 113, Killa No. 25/20 (7-18), v. Land Area Meas. 4 Kanal i.e. 80/234th Share of 11 Kanal 14 Marle out of Khewat No. 100, Khata No. 140, Kila No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10), vi. Land Area Meas. 2 Kanal 17 Marla i.e. 57 Kanal 12 Marle out of Khewat No. 123, Khata No. 168, Mustil & Killa No. 16/1 (8-0), 2 (8-0), 8/2 (1-12), 9 (8-0), 10 (8-0), 11 (8-0), 12 (8-0), 19 (8-0) d. Whereas on the basis of above said document, name of M/s Jai Krishan Liquors Private Limited was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1138, Dated: 10/10/2006.
5.	History of Land bearing Killa No. 16/21 a. Initially <u>Sh. Arjun S/o Sh. Murli</u> was owner of Land bearing Killa Nos. <u>16/21 (8-0)</u> along with other land out of various khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002. b. Whereas after the death of <u>Sh. Arjun S/o Sh. Murli</u>, above said land was mutated in the name of his sons namely <u>Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli</u>, <u>Sh. Daryav Singh S/o Sh. Arjun S/o Sh. Murli</u> and <u>Sh. Dharam Singh S/o Sh. Arjun S/o Sh. Murli</u> and <u>Sh. Om Singh S/o Sh. Arjun S/o Sh. Murli</u> and <u>Sh. Ram Singh S/o Sh.</u>

	Arjun S/o Sh. Murli. c. On 05/05/2006 M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited through its Director Sh. R.K. Gupta became owner of Area Meas. 11 Kanal 14 Marla, Khewat No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1(3-12), 25/9(8-0), 10(7-16), 26/6(8-0), <u>16/21(8-0)</u> Village Ahmedpur, Tehsil & District Sonapat, Haryana by way of Registered Exchange Deed Dated: 05/05/2006 Registration No. 1282, Bahi No. I, Zild No. 724, Page No. 198, also pasted at Addl. Registrar-Sonapat, Haryana Pages-3-4, Dated: 09/05/2006, Sub-Arjun S/o Sh. Murli. d. Whereas on the basis of above said Exchange Deed, names of M/s Saral Builders Private Ltd. and M/s Jai Krishna Infrastructure Private Limited through its Director Sh. R.K. Gupta were recorded as owner for their respective shares of said Property/Land bearing Mutation/Register Intequal No. 1136, Dated: 15/05/2006.
6.	6(1). On 19/03/2020 M/s Wadia Hotels Private Limited, [CIN No. U00069DL2005PTC140413 and PAN No. AACW6226H, a company validly existing under the Companies Act, 2013 and having its registered office at A-26 Friends Colony, East New Delhi, New Delhi, Delhi-110065 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; and M/s Jai Krishan Liquors Private Limited [CIN No. U74899DL1992PTC049317 and PAN No. AACJ0363N, a company validly existing under the Companies Act, 2013 and having its registered office at B-25, Mohan Park naveen Shahdara, New Delhi, Delhi-110032 acting through its Authorized Signatory, Mr. Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; and M/s Saral Builders Private Limited [CIN No. U45201DL1998PTC096742 and PAN No. AACIS9335D, a company validly existing under the Companies Act, 2013 and having its registered office at A-26, Friends Colony, East New Delhi, Delhi-110065 acting through its' Authorized

	Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; and M/s Jai Krishan Infrastructures Private Limited [CIN No. U45201DL2005PTC140419 and PAN No.AABCJ6360N, a company validly existing under the Companies Act, 2013 and having its registered office at A-26, Friend Colony East, New Delhi-110065 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; Sold Agricultural land parcels comprised in Muslil No. 16, Killa Nos. 21 min north (2-14) in Khewat No. 29, Khaloni No. 41 (Jamabandi year 2016-17), cumulatively admeasuring 2 Kanal 14 Marla (0.33750 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana to M/s Shri Ram Sharanam Consultants Private Limited, a company validly existing under the Companies Act, 2013 and having its registered office at 412, 4th Floor, Shakuntala Building- 59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Endave, Laxmi Nagar, Delhi-110092, duly authorized vide board resolution dated 18th March 2020 By way of Registered Sale Deed Serial No. 14300, Bahi No. I, Zild No. 938, Page No.-189 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-50-53, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana.
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5. History of Land bearing Mustil No. 16, Killa Nos. 19/2 min west (1-4), 11/1 min south (5-6) in Khewat No. 126, Khatoni No. 153 (Jamabandi year 2016-17) cumulatively admeasuring 6 Kanal 10 Marla (0.81250 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana

1.	History of Land bearing Khasra No. 11 & 19
	i. Whereas M/s Chauhan Realcon Private Limited was owner of its respective Share out of Land bearing Khewat No. 123, Khasra No. <u>11(8-0)</u>, 12(8-0), <u>19(8-0)</u> along with other land comprising in various khasras at at Village Ahmedpur, Tehsil & District

Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; and **M/s Jai Krishan Infrastructures Private Limited** [CIN No. U45201DL2005PTC140419 and PAN No.AABCJ6360N, a company validly existing under the Companies Act, 2013 and having its registered office at A-26, Friend Colony East, New Delhi-110065 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; Sold Agricultural land parcels comprised in Mustil No. 16, Killa Nos. 21 min north (2-14) in Khewat No. 29, Khatoni No. 41 (Jamabandi year 2016-17), cumulatively admeasuring **2 Kanal 14 Marla (0.33750 acres)** situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana to **M/s Shri Ram Sharanam Consultants Private Limited**, a company validly existing under the Companies Act, 2013 and having its registered office at 412, 4th Floor, Shakuntala Building- 59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Enclave, Laxmi Nagar, Delhi-110092, duly authorized vide board resolution dated 18th March 2020 By way of Registered Sale Deed Serial No. 14300, Bahi No. I, Zild No. 938, Page No.-189 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-50-53, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana.

5. History of Land bearing Mustil No. 16, Killa Nos. 19/2 min west (1-4), 11/1 min south (5-6) in Khewat No. 126, Khatoni No. 153 (Jamabandi year 2016-17) cumulatively admeasuring 6 Kanal 10 Marla (0.81250 acres) situated in Village Ahmadpur, Tehsil and District Sonipat, Haryana

1.	History of Land bearing Khasra No. 11 & 19
i.	Whereas M/s Chauhan Realcon Private Limited was owner of its respective Share out of Land bearing Khewat No. 123, Khasra No. <u>11(8-0)</u> , 12(8-0), <u>19(8-0)</u> along with other land comprising in various khasras at at Village Ahmedpur, Tehsil & District

	Sonepat, Haryana by way of Register Intequal No. 1094, Dated: 10/11/2005. ii. On 02/12/2005 M/s Chauhan Realcon Private Limited through its Director Sh. Sitaram S/o Sh. Bhupen sold Land Meas. 36 Kanal/ 4 Acre 4 Kanal situated at Village Ahmedpur, Tehsil & District Sonepat, Haryana (Properly details mentioned below) to M/s R M Constructions Private Limited acting through its Authorized Signatory vide Registered Sale Deed Bearing Document Number 10436, Dated: 02/12/2005 In Book No. 1, Volume No. 712, Page No. 191 also pasted at Addl. Bahi No. I, Pages-25-27, Dated: 02/12/2005, Sub-Registrar-Sonepat, Haryana. iii. Land Area Meas. 25 Kanal 19 Marla i.e. 9/20th Share of 57 Kanal 12 Marla out of Khewat No. 123, Khata No. 168, Killa No. 16/1 (8-0), 2 (8-0), 8/2(1-12), 9(8-0), 10(8-0), <u>11(8-0)</u>, 12(8-0), <u>19(8-0)</u> Village Ahmedpur, Tehsil & District Sonepat, Haryana iv. Land Area Meas. 10 Kanal 1 Marla i.e. 9/20th Share of 22 Kanal 8 Marla out of Khewat No. 124, Khata No. 169, Killa No. 16/3(8-0), 8/1(6-8), 13(8-0), Village Ahmedpur, Tehsil & District Sonepat, Haryana v. Whereas on the basis of above said document, name of M/s R M Constructions Private Limited was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1101, Dated: 05/01/2006.
2.	History of Land bearing Khasra No. 11 & 19 a. Initially Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli were joint owners of their respective share out of Khewat No. 123, Mustil & Killa No. 16/11 (8-0), <u>19 (8-0)</u> along with other land comprising in different khasras situated at Village Ahmedpur, Tehsil & District Sonepat, Haryana vide vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002.

- b. On 09/05/2006 Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 27 Kanal 14 Marla i.e. 3 Acre 3 Kanal 14 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) to **M/s Jai Krishan Liquors Private Limited** having its registered office at B-25, Mohan Park, Naveen Shahdara, Delhi-110032 acting through its Authorized Signatory vide Registered Sale Deed Bearing Document Number 1284, Dated: 09/05/2006 In Book No. 1, Volume No. 724, Page No. 199 also pasted at Addl. Bahi No. I, Zild No. 7844, Pages-8-10, Dated: 09/05/2006, Sub-Registrar-Sonapat, Haryana.
- i. Land Area Meas. 11 Kanal 12 Marla i.e. 1/5th Share of Total Land Meas. 58 Kanal 12 Marle, Khewat No. 27, Khata No. 40, Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0),
 - ii. Land Area Meas. 2 Marle i.e. 1/10th Share of Area Meas. 1 Kanal 6 Marle out of Khewat No. 28, Khata No. 42, Killa No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4),
 - iii. Land Area Meas. 5 Kanal 12 Marle i.e. 1/4th Share of 23 Kanal 9 Marle out of Khewat No. 29, Khata No. 43, Killa No. 15/16/1 (6-19), 16/2(0-10), 25(8-0), 25/18(8-0),
 - iv. Land Area Meas. 3 Kanal 4 Marla i.e. 2/5th Share of Area Meas. 7 Kanal 18 Marla out of Khewat No. 77, Khata No. 113, Killa No. 25/20 (7-18),
 - v. Land Area Meas. 4 Kanal i.e. 80/234th Share of 11 Kanal 14 Marle out of Khewat No. 100, Khata No. 140, Killa No. 15/11/1(4-0), 12/1(4-4), 13/1(3-10),
 - vi. Land Area Meas. 2 Kanal 17 Marla i.e. 57 Kanal 12 Marle out of Khewat No. 123, Khata No. 168, Mustil & Killa No. 16/1 (8-0), 2 (8-0), 8/2 (1-12), 9 (8-0), 10 (8-0), 11 (8-0), 12 (8-0), 19 (8-0)
- c. Whereas on the basis of above said document, name of **M/s Jai Krishan Liquors Private Limited** was recorded as owner for its respective shares out of said Property/Land bearing

	Mutation/Register Intequal No. 1138, Dated: 10/10/2006.
3.	History of Land bearing Khasra No. 11 & 19 a. Initially Sh. Ram Singh S/o Sh. Arjun S/o Sh. Murli and Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli were joint owners of their respective share out of Khewat No. 123, Mustil & Killa No. 16/11 (8-0), 19 (8-0) along with other land comprising in different khasras situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana vide vide Jamabandhi for the Fasli Year 1996-1997 & 2001-2002 b. On 10/10/2006 Sh. Dayanand S/o Sh. Arjun S/o Sh. Murli sold Land Meas. 20 Kanal 18 Marle i.e. 2 Acre 4 Kanal 18 Marla situated at Village Ahmedpur, Tehsil & District Sonapat, Haryana (Property details mentioned below) M/s Wadia Hotels Pvt Ltd, having its registered office at A-26 Friends Colony, Delhi-110065 through Sh. Vikas Singhal by way of Registered Sale Deed No. 4632, Bahi No. I, Zild No. 729, Page No. 102, also pasted at Addl. Bahi No. 1, Zild No. 7976, Pages-66-68, Dated: 10/10/2006, Sub-Registrar-Sonapat, Haryana i. Land Area Meas. 11 Kanal 14 Marla i.e. 1/5th Share of 58 Kanal 12 Marle out of Khewat No. 27, Khala No. 40, Killa No. 15/1(8-0), 3(7-4), 9(8-0), 16/23/1 (3-12), 25/9 (8-0), 25/10(7-16), 26/6(8-0), 16/21(8-0), ii. Land Area Meas. 3 Kanal 19 Marla out of Khewat No. 27, Kila No. 16/23/2(3-19), iii. Land Area Meas. 2 Marla i.e. 1/10th Share of 1 Kanal 6 Marla out of Khewat no. 28, Khala No. 42, Kila No. 16/22/2(0-9), 23/3(0-9), 25/1/1(0-4), 10/1(0-4), iv. Land Area Meas. 2 Kanal 18 Marle i.e. 1/20th Share out of 57 Kanal 12 Marle out of Khewat No. 123, Khala No. 168, Kila No. 16/1(8-0), 2(8-0), 8/2(1-12), 9(8-0), 10(8-0), <u>11(8-0)</u>, 12(8-0), <u>19(8-0)</u>,

	v. Land Area Meas. 2 Kanal 5 Marle i.e. 1/10th Share of 22 Kanal 08 Marla out of Khewat No. 124, Khala No. 169, Kila No. 16/3(8-0), 8/1(6-8), 13(8-0)
	c. Whereas on the basis of above said document, name of M/s Wadia Hotels Pvt Ltd. was recorded as owner for its respective shares out of said Property/Land bearing Mutation/Register Intequal No. 1167, Dated: 10/10/2006.
4.	4. On 19/03/2020 M/s Wadia Hotels Private Limited, [CIN No. U00069DL2005PTC140413 and PAN No. AAACW6226H, a company validly existing under the Companies Act, 2013 and having its registered office at A-26 Friends Colony, East New Delhi, New Delhi, Delhi-110065 acting through its' Authorized Signatory, Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 having Aadhar Card No. 3700-4495-8265, duly authorized vide board resolution dated 18th March 2020; and M/s Jai Krishan Liquors Private Limited [CIN No. U74899DL1992PTC049317 and PAN No. AAACJ0363N, a company validly existing under the Companies Act, 2013 and having its registered office at B-25, Mohan Park naveen Shahdara, New Delhi, Delhi-110032 acting through its Authorized Signatory, Mr. Sh. Narender Chopra son of late Sh. G. B. Chopra resident of 36, Bharat Nagar, Delhi 110052 duly authorized vide board resolution dated 18th March 2020; and M/s R M Constructions Private Limited [CIN No. U45201DL2005PTC136640 and PAN No. AADCR3620H, a company validly existing under the Companies Act, 2013 and having its registered office at B-36, Mohan Park, Naveen Shahdara, New Delhi, North East, Delhi- 110032 acting through its Authorized Signatory, Sh. Narender Chopra son of Late Sh. G. B. Chopra resident of 36, Bharat Nagar Sold Land bearing Mustil No. 16, Killa Nos. 19/2 min west (1- 4), 11/1 min south (5-6) in Khewat No. 126, Khatoni No. 153 (Jamabandi year 2016-17) cumulatively admeasuring 6 Kanal 10 Marla (0.81250 acres) situated in Village Ahmadpur, Tehsil and District Sonapat, Haryana To M/s Shri Ram Sharanam Consultants Private Limited, a company validly existing under the Companies Act, 2013

and having its registered office at 412, 4th Floor, Shakuntala Building- 59, Nehru Place, Delhi-110019, acting through its' Authorized Signatory, Mr. Saurabh Kalra, son of Gulshan Kumar Kalra, resident of 158, Bank Enclave, Laxmi Nagar, Delhi-110092, duly authorized vide board resolution dated 18th March 2020 By way of Registered Sale Deed Serial No. 14299, Bahi No. I, Zild No. 938, Page No.-188.75 also pasted at Addl. Bahi No. I, Zild No. 13453, Pages-46-49, Dated: 19/03/2020, Sub-Registrar-Sonepat, Haryana.

5. Thus M/s Shri Ram Sharanam Consultants Private Limited Having Its Registered Office At: 412, 4th Floor, Shakuntala Building-59 Nehru Place, Delhi-110019, Delhi, India, 110019 through its Directors Sh. Saurabh Kalra And Sh. Rahul Kumar became the owner of total Land Area Meas. 6.34325 Acre, Land bearing Khasra/Killa Nos. 11/1/2 (5-6), 14/2 (1-4), 15/2/2 (3-11), 16/1(6-19), 16/2(0-10), 17/1 (7-0), 17/2 (1-0), 18/1/1 (0-10), 19/2/2 (1-4), 20(8-0), 21/1(2-14), 22/01/1(0-7), 24/2 (6-17), 25/1 (5-3), 27 (0-11), in Village Ahmadpur, Tehsil and District Sonipat, Haryana in Village Ahmadpur, Tehsil and District Sonipat, Haryana by way of above said 5 Sale Deeds bearing 14300, 14298, 14296, 14297 & 14299, all Dated: 19/03/2020 &, all registered with Sub-Registrar-Sonepat, Haryana.

6. Whereas M/s Shri Ram Sharanam Consultants Private Limited Having Its Registered Office At: 412, 4th Floor, Shakuntala Building-59 Nehru Place, Delhi-110019, Delhi, India, 110019 through its Directors Sh. Saurabh Kalra And Sh. Rahul Kumar sought a Licence No. 31 of 2023 Dated: 10/02/2023 from Directorate Of Town & Country Planning, Haryana to develop a Residential Plotted Colony under DDJAY-2016 under the name and Project named as "Craft Homes" on above said Land Area Meas. 6.34325 Acre, Situated at Village Ahmedpur, Sector-27, Sonipat, Haryana.

7. Whereas M/s Shri Ram Sharanam Consultants Private Limited Having Its Registered Office At: 412, 4th Floor, Shakuntala Building-59 Nehru Place, Delhi-110019, Delhi, India, 110019 through its Directors Sh. Saurabh Kalra And Sh. Rahul Kumar is developing a Residential Plotted Colony named "Craft Homes" on on above said Land Area Meas. 6.34325 Acre or 25672.24 Sq. Mtrs, Situated at Village Ahmedpur, Sector-27, Sonipat, Haryana. That

the said colony comprising 98 Residential Plots from Plot No. 1 to 98 and 4 Commercial Plots of different sizes and area of said plotted colony has further divided as follows:

- i. Residential Plots (1 to 98) = 3.8697 Acre
- ii. Commercial Shops/Plots = 2538 Acre
- iii. Park = 4758 Acre
- iv. Community Hall = 6344 Acre

8. That the said Residential Plotted Colony Project "Craft Homes" has also been registered with **Haryana Real Estate Regulatory Authority, Panchkula** vide RERA Registration Certificate bearing Registration No. HRERA-PKL-SNP-537-2024, Dated: 12/01/2024 and **M/s Shri Ram Sharanam Consultants Private Limited** also obtained following permissions/approvals from the concerned Authorities:

- a. Letter of Intent for Grant of Licence for Setting up Residential Plotted Colony bearing Memo No. LC-1732/JE(MK)/2022/26251, Dated: 30/08/2022 issued by Directorate of Town and Country Planning, Haryana.
- b. NOC from Haryana State Pollution Control Board vide Ref. No. HSPCB/Consent/: 320219023SONCTE35609493, Dated : 18/04/2023 from **Haryana State Pollution Control Board**
- c. NOC Dated: 20/04/2023 from Forest Department.
- d. Approval of revised Layout-Cum-Demarcation Plan And Zoning Plan of Affordable Residential Plotted Colony (under DDJAY-2016) for area measuring 6.34375 acres (License No. 31 of 2023 dated 10/02/2023) falls in Sector-27, Sonipat vide Memo No. ZP-1768/JD(NK)/2023/24289, Dated: 21/07/2023 issued by **Directorate of Town and Country Planning, Haryana** to **Shri Ram Sharanam Consultant Pvt. Ltd.**
- e. Revised Layout cum Demarcation Plan vide DRG No. DG, TCP-9439, Dated: 20/07/2023.
- f. Zoning Plan vide DRG No. DG, TCP-9438, Dated: 20/07/2023.

AFFIDAVIT

Affidavit of aged about..... Years,
R/o.....

I, the above said Deponent do hereby solemnly affirm and declare as under:-

1. That I am Owner of
2. That this property does not fall within the purview of sealing/demolition under the orders of Hon'ble Supreme Court.
3. That there are no arrears of Income Tax including interest Leviable thereon under various provision of Income Tax Act against me.
4. That the deponent/mortgagor deposited title deeds of the said Property with State Bank of India with intention that he/she would not misuse any document to detriment of the bank.
5. That the aforesaid property is free from all encumbrances and is not the subject matter of any dispute before any Court of Law/Local Authority or Tribunal. The said Property is also not the subject matter of any attachment order passed by any court of Law/Local Authority of any other body. That the above said property has not been sold to anyone else and at present it stands in the name of above said borrower.
6. That the present property is not mortgaged with any other bank and shall not be mortgaged in future till the amount of loan is paid back to the bank along with its interest.
7. That Deponent agrees to indemnify and keep harmless the Bank from all the losses/damages which may be suffered sustained incurred or undergone by

the Bank or their nominees in case any encumbrances proved/found otherwise in the said property.

8. That all the losses/damages if any suffered by Bank shall be recovered from the movable and immovable property of the Deponent.
9. That the aforesaid property is free from the any notification/attachment or order/slay order of any court/tribunal and the deponent undertakes to indemnify bank in case the same is found true.
10. That it is my true statement.

DEPONENT

VERIFICATION:-

Verified at Delhi on this day of _____, 2023 that the contents of the above said affidavit are true and correct to the best of my knowledge and nothing material has been concealed therefrom.

DEPONENT