

KARNAIL SINGH & CO.

ADVOCATES AND SOLICITORS

25th October 2023

LEGAL TITLE OPINION REPORT

REF.NO. RK-10-C/OCT/023

Report:- Positive

Search Receipt No. 984 (SOHNA)

Date of search receipt: 19.10.2023

Search for the period 29 Years

ANNEXURE:

Sub-Registrar Office: SOHNA

Type of Case:- CF

To,

M/s. St. Patricks Realty Pvt. Ltd
Gurgaon, Haryana.

Sir,

As desired by you the records of **Sub-Registrar- SOHNA** have been verified by me for the period of last 13 Years for investigation of title in respect of below mentioned property. I have also verified documents mentioned in the schedule hereto. On perusal of said documents my REPORT/CERTIFICATE is given as under:-

SUB: - TITLE CLEARANCE CERTIFICATE

- **Name/s of all the Title holders/Present Owner/s of the Property/Properties**

M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd

- **Status of the Owner/s and Mortgagor/s** (Individual, HUF, Partnership Firm, Company, Society, Trust etc.)

Company

Description of the Property:-

Group Housing Project on piece of land measuring 7.35625 Acres (as per Licence bearing No. 136 of 2023), comprised in Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No.11 (8-0), 19/1/2(6-15), 12/1(7-12) (total area 24 kanal 16 marla), belongs to M/s. MLT Propmart Pvt. Ltd,, Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/1 (4-0),

Chamber No.153, Saket Court Complex, New Delhi
Off. K-8, LGF, Jangpura Extn., New Delhi-110014
Tel.: 24324137/41543363, Cell Nos.: 9811163363 & 9953683363

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(total area 7 Kanal 16 Marla), belongs to M/s. MLT Real Estate Ltd and Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/2 (4-0), 14 (8-0), 15(8-0), 16/1 (2-9), (total land measuring 26 Kanal 5 Marla) belongs to M/s. St. Patricks realty Pvt. Ltd situated in the revenue estate of Village Dhunela, Sector-32, Sohna, District Gurgaon, Haryana. hereinafter referred to as the 'said Land/Project'.

- **Particulars of all documents made available for verification with their Registration No., Date, (State here Whether Original or Photo Copy):-**

Photocopies of following documents examined:-

1. Copy of Sale Deed dated 25.04.2022 executed by Mr. Himasnhu Yadav and Mr. Virender Kumar @Virender Singh in favour of M/s. MLT Real Estate Pvt. Ltd in respect of Khewat No. 226, Khata No. 228, Rect. No. 29, Killa No. 9/2min, North(3-16) and Khewat No. 227, Khata No. 229, Rect. No. 29, Killa No. 2/2/1 (6-11) in the revenue estate of Village dhunela, Tehsil Sohna, District Gurgaon, Haryana duly registered as Document No. 748, in Book No. 1, Volume No. 9/26, on pages 134.5/49 to 52 registered on 25.04.2022, with the Office of the Sub-Registrar, sohna, Haryana.
2. Copy of Sale Deed dated 01.12.2021 executed by Mr. Deepak Kumar Agrawal, Mrs. Anju Devi, Mr. Satinder Khatana in favour of M/s MLT Propmart Pvt. Ltd in respect of Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1 (2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15) and Khewat No. 343, Khata No. 347, Rect. No. 29, Killa No. 12/1(7-12) in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana duly registered as Document No. 5886, in Book No.1, Volume No. 1759/3960, on pages 86.5/97 to 100 registered on 01.12.2021 with the Office of the Sub-Registrar, Sohna, Haryana,
3. Copy of Sale Deed dated 25.04.2022 executed by Mr. Himasnhu Yadav and Mr. Virender Kumar @Virender Singh in favour of M/s. St. Patricks Realty Pvt. Ltd in respect of Khewat No. 17, Khata No. 17, Rect. No. 16, Killa No. 11/2/2(0-7), 10/2(0-8), Khewat No. 437, Khata No. 441, Rect. No. 16, Killa No. 21(8-0), Rect. No. 29, Killa No. 1(8-0), Khewat No. 226, Khata No. 228, rect. No. 28, Killa No. 16/2(2-9), Rect. No. 29, Killa No. 9/2min, South (3-16), Khewat No. 227, Khata No. 229, rect. No. 29, Killa No. 2/2/1 (6-11) in the revenue estate of Village Dhunela, Tehsil sohna, District Gurgaon, Haryana duly registered as Document No. 749, in Book No. 9/26, on pages 134.75/53 to 54 registered on 25.04.2022 with the Office of the Sub-Regsitrar, Sohna, Haryana.
4. Copy of Sale Deed dated 08.04.2022 execcuted by M/s. GLS Infratech Pvt. Ltd and Smt. Manju @Manju Rani in favour of M/s. St. Patricks Realty Pvt. Ltd in respect of Khewat No. 229, Khata No. 231, Rect. No. 28, Killa No. 17/1 (2-9), Rect. No. 29, Killa No. 11(8-0), 19/1/2(6-15), Khewat No. 343, Khata No. 347, Rect. No. 29, Killa No. 12/1(7-12) and Khewat No. 205, Khata No. 206, Rect. No. 45, Killa No. 1(8-0), 10(8-0), 11(8-0), 20(3-0), Khata No. 207, Rect. No. 46, Killa No. 5(8-0), 6/1(4-18), 6/2(3-2), 15(8-0), 16(2-11) in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana.
5. Copy of Jamabandi and Register Intkal (mutation) of Revenue Estate of Village Dhunela, Tehsil Sohna, Distt. Gurgaon, for the year 2019-2020 in the name of M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd
6. Copy of Collabopration Agreement dated 04.11.2022 made between M/s. MLT Propmart Pvt. Ltd and M/s. St. Patricks Realty Private Ltd for development of a Group Housing Project on the saixd land upto the extend of 1/6th share i.e. 0.51667 Acres, situated in revenue estate of Village Dhunela, Tehsil sohna, District Gurgaon, Haryana duly registered as Document No. 8139, in Book No. 1, Volume No. 6739/328, on pages 104/57 to 58 registered on 04.11.2022 with the Office of the Sub-Regsitrar, Sohna, Haryana.

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Karnail

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7. Copy of Collabopration Agreement dated 18.01.2023 made between M/s. MLT Real Estate Pvt. Ltd and M/s. St. Patricks Realty Private Ltd for development of a Group Housing Project on the saixd land upto the extend of 0.975 Acres, situated in revenue estate of Village Dhunela, Tehsil sohna, District Gurgaon, Haryana duly registered as Document No. 10791, in Book No. 1, Volume No. 78/30, on pages 76.25/97 to 100 registered on 18.01.2023 with the Office of the Sub-Regsitrar, Sohna, Haryana.
8. Copy of Licence No. 136 of 2023 issued on 30.06.2023 for set up a Group Housing Project over an area measuring 7.35625 Acres in the revnue estate of Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana valid upto 29.06.2028 from Director General, Town & Country Planning, Haryana, Chandigarh.

Year up to which the property tax/society charge has been paid (.Description of property tax/society charge receipt): -

YES

- **Whether the particulars of registration as given in the title deeds shown to the counsel tally with the particulars as stated in the records of the Registrar's office? -**

Yes

- **Whether the property/properties has/have been mutated in the name/s of the person/s offering the mortgage?—**

YES

- **Where there is any bar under any local law for creation of the mortgage on the property? Whether there are any liabilities or encumbrances over the said floor? -**

NOT REQUIRED AS THE SAME IS ON FREEHOLD BASIS.

- **Whether all approval clearance/sanctions required for creation of the mortgage have been obtained, what are such sanctions, approvals and clearances yet to be obtained? –**

Yes

- **Whether equitable mortgage can be created on this property/properties?—**

Yes as the same is freehold basis

- **Where the property/properties under consideration involves Land, whether the Land is Agricultural/ Non Agricultural land, in case of N.A. land/plot-whether it is allowed for use of Residential/Commercial/Industrial Purpose:-**

Land is falls for Group Housing Project

- **Whether there is any construction over the said land and any Permission or Approved Lay-out plan obtained from Competent Authority? (Please state here about the permission and approved lay-out for construction**

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and whether the construction area is as per Approved Lay-out plan and copies verified in original or photo copy):-

Please refer to the technical report as submitted by empanelled professionals.

- **Whether the property/properties is/are coming under the preview of Urban Land & Ceiling Act? –**
Not Applicable
- **Whether the property/ properties is/are owned by the person/s offering mortgage or on lease? Furnish details for that: -**
Owned On Freehold Basis
- **Whether the whole/part of the property/properties being offered for mortgage is/are rented or leased out to any third party? –**
Please Refer To Technical Report
- **Whether the Property is subject to the claim of any minor person?-**
No
- **Whether the Property is subject to land acquisition proceedings?-**
No
- **Description of the inspection receipt issued by the Sub-registrar (number and date, copy of inspection receipt and year wise search report be attached along with the report):-**
Please referred to first above
- **Additional documents (if any obtained):-**
NO
- **Devolution of Title / Title Flow/Opinion/Observation:-**

Evolution, Background & Tracing of Title property/Properties i.e. flow of title during last 13 Years (Tracing of the title should be explained in chronological order beginning with the earliest available title deed. All the title deeds should be discussed fully, stating registration number, document number, dates of execution, names of executors and executants, etc., & complete history of mutation entries, village records. The chain of title deeds should clearly establish the title of the property holder. If the chain is broken, the same should be explained in a convincing manner.):

On perusal of the above mentioned documents, it reveals that M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd are the registered owners of land measuring 8.87 Acres approx comprised in Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No.11 (8-0), 19/1/2(6-15), 12/1(7-12) (total area 24 kanal 16 marla), belongs to M/s. MLT Propmart Pvt. Ltd,, Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/1 (4-0), (total area 7 Kanal 16 Marla), belongs to M/s. MLT Real Estate Ltd and Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/2 (4-0), 14 (8-0), 15(8-0), 16/1 (2-9), (total land

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measuring 26 Kanal 5 Marla) belongs to M/s. St. Patricks realty Pvt. Ltd situated in the revenue estate of Village Dhunela, Sector-32, Sohna, District Gurgaon, Haryana situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana.

That thereafter, said M/s. MLT Propmart Pvt. Ltd had entered into Collaboration Agreement dated 04.11.2022 with M/s. St. Patricks Realty Private Ltd for development of a Group Housing Project on the said land upto the extend of 1/6th share i.e. 0.51667 Acres, situated in revenue estate of Village Dhunela, Tehsil sohna, District Gurgaon, Haryana duly registered as Document No. 8139, in Book No. 1, Volume No. 6739/328, on pages 104/57 to 58 registered on 04.11.2022 with the Office of the Sub-Registrar, Sohna, Haryana.

That thereafter, said M/s. MLT Real Estate Pvt. Ltd had entered into Collaboration Agreement dated 18.01.2023 with M/s. MLT Real Estate Pvt. Ltd and M/s. St. Patricks Realty Private Ltd for development of a Group Housing Project on the said land upto the extend of 0.975 Acres, situated in revenue estate of Village Dhunela, Tehsil sohna, District Gurgaon, Haryana duly registered as Document No. 10791, in Book No. 1, Volume No. 78/30, on pages 76.25/97 to 100 registered on 18.01.2023 with the Office of the Sub-Registrar, Sohna, Haryana

That thereafter, said M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd had obtained licence bearing No. 136 of 2023 issued on 30.06.2023 for set up a Group Housing Project over an area measuring 7.35625 Acres in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana valid upto 29.06.2028 from Director General, Town & Country Planning, Haryana, Chandigarh.

That as per terms of the collaboration Agreement dated 04.11.2022 and 18.01.2023, M/s. St. Patricks Realty Pvt. Ltd has become the lawful owner of the land in question with the power to book, register and receive the payment from prospective buyers of flats/units/space etc.

The abovesaid land falls in the revenue Village Dhunela, Tehsil Sohna, District Gurgaon, Haryana and the same is freehold property.

Notes/Disclaimer: This report does not comment upon: Technical regularity (adherence to building bylaws, approvals etc.); whether the property is subject matter of any litigation; Authenticity of the Original Counterparts of the documents supplied.

DOCUMENTS REQUIRED WHILE CREATING E.M. [LIST/DETAILS OF TITLE DEEDS/DOCUMENTS TO BE DEPOSITED FOR CREATING MORTGAGE BY DEPOSIT OF TITLE DEEDS]: -

In our opinion, the following documents are required to be taken for creation of security:

Critical Documents

1. Original Sale Deed dated 25.04.2022 executed by Mr. Himasnu Yadav and Mr. Virender Kumar @Virender Singh in favour of M/s. MLT Real Estate Pvt. Ltd in respect of Khewat No. 226, Khata No. 228, Rect. No. 29, Killa No. 9/2min, North(3-16) and Khewat No. 227, Khata No. 229, Rect. No. 29, Killa No. 2/2/1 (6-11) in the revenue estate of Village dhunela, Tehsil Sohna, District Gurgaon, Haryana duly registered as Document No. 748, in Book No. 1, Volume No. 9/26, on pages 134.5/49 to 52 registered on 25.04.2022, with the Office of the Sub-Registrar, sohna, Haryana.
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 5. Certified Copy of Jamabandi and Register Intkal (mutation) of Revenue Estate of Village Dhunela, Tehsil Sohna, Distt. Gurgaon, for the year 2019-2020 in the name of M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd.
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Note:- Bank is advised to:

- (i) Obtain certificate from the Chartered Accountant or Company Secretary for charges registered with ROC if any, in respect of above said land of M/s. St. Patricks Realty Private Ltd
- (ii) Verify the originals of documents of which copies are being taken for deposit.
- (iii) Verify the NOC from all concerned departments
- (iv) Verify the Licences for setting up a group housing project from Director General, Town & Country Planning, Haryana, Chandigarh



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(v) Building Plans from Approved Architecture

CERTIFICATE

THIS IS TO CERTIFY that M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd (registered owners) and M/s. St. Patricks Realty Private Ltd (being Developer) of Group Housing Project on piece of land measuring 7.35625 Acres (as per Licence bearing No. 136 of 2023), comprised in Rect. No. 28, Killa No. 17/1(2-9), Rect. No. 29, Killa No.11 (8-0), 19/1/2(6-15), 12/1(7-12) Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/1 (4-0), and Rect. No. 29, Killa No. 9/2/2 (3-16), Rect. No. 28, Killa No. 6/2 (4-0), 14 (8-0), 15(8-0), 16/1 (2-9), (total land measuring 26 Kanal 5 Marla) situated in the revenue estate of Village Dhunela, Sector-32, Sohna, District Gurgaon, Haryana. The said Land/ Project is free from all sorts of encumbrances, lien, charges, mortgages, etc. M/s. St. Patricks Realty Pvt. Ltd, M/s. MLT Propmart Pvt. Ltd and M/s. MLT Real Estate Pvt. Ltd (registered owners) and M/s. St. Patricks Realty Private Ltd (being Developer) are having a valid, clear and marketable title over the said Land/ Project, and can create valid mortgage in favour of any financial institution. The mortgage of land/project can be enforced (if required) under the provisions of The Securitization and Reconstruction of Financial Assets and Enforcement of Securities Act, 2002 and amendments thereto ("SARFAESI") by PNB HFL.

Place: - New Delhi

Date: 25th October, 2023

Thanking You,

Yours truly,


(KARNAIL SINGH)
Advocate

For Karnail Singh & Co.

(Office copy)

B Book Receipt for Non Registration Purpose

19-10-2023

No:984

Sub Register Office :सोहना

Date :19-10-2023

Received with Thanks from **KARNAIL SINGH ADV.** resident of **DELHI 1994 TO 2023** sum of Rs **twenty-five** on account of **Inspection** charges.

Rs.25

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

19-10-2023

No:984

Sub Register Office :सोहना

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Received with Thanks from **KARNAIL SINGH ADV.** resident of **DELHI 1994 TO 2023** sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

(Incharge)

(Second party copy)

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Rs.25

(Incharge)