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(ADVOCATE)

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Date: 24.03.2025

Approved Panel Advocate: - State Bank of India
Title Investigation Report

ANNEXURE 'B': REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1.	a	a) Name of the Branch/Business Unit/Office seeking opinion.	State Bank of India, HLST, AO-II New Delhi
	b	b) Ref. no. and date of letter under cover of which the documents tendered for scrutiny are forwarded.	Nil
	c	Name of the borrower(s).	Prospective buyer(s) of the Dwelling unit
2.	a	Type of Loan	Home loan
	b	Type of the property	Residential Apartment
3.	a	Name of the unit/concern/company/person offering the property (i.es) as Security.	Prospective buyer(s) of the Dwelling unit
	b	Constitution of the unit/concern/person/Body/ authority offering the property for creation of charge.	Individually or Jointly
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as	Intending Mortgagor(s) /Borrower(s).

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		guarantor, etc.).	
4.	a	Value of loan (Rs. In Crores)	Proposed Loan amount
5.		Complete or full description of the immovable property (i.es) offered as security including the following details.	Dwelling unit to be allotted in Residential Group Housing Complex/ Colony to be known as "Advitya Heights", Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 13.302Acres, Sector-143, within the revenue estate of Village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
	a	Survey No.	NA
	b	Door/House No. (in case of house property)	Dwelling unit to be allotted in Residential Group Housing Complex/ Colony to be known as "Advitya Heights"
	C	Extent/area including plinth/ built up area in case of house property	Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 13.302 Acres
	D	Location like name of the place, village, city, registration, sub-district etc. Boundaries.	Sector-143, within the revenue estate of Village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
6.	A	a) Particulars of the documents scrutinized, serially and chronologically.	1. Jamabandifor the year 1995-96 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana. 2. Jamabandifor the year 2000-01 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.

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			3. Jamabandifor the year 2005-06 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
			4. Jamabandifor the year 2010-11 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
			5. Jamabandifor the year 2015-16 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
			6. Jamabandifor the year 2020-21 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
			7. Mutation no. 2536 dated 29.04.1992
			8. Mutation no. 3333 dated 01.08.2003
			9. Mutation no. 4920 dated 04.08.2015
			10. Mutation no. 4936 dated 02.09.2015
			11. Mutation no. 4806 dated 23.12.2014.
			12. Mutation no. 2537 dated 29.04.1992
			13. Mutation no. 2538 dated 29.04.1992
			14. Mutation no. 2539 dated 29.04.1992
			15. Mutation no. 2840 dated

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			19.07.1996
		16. Mutation	no. 2849 dated 19.07.1996
		17. Mutation	no. 2859 dated 06.12.1996
		18. Mutation	no. 2860 dated 06.12.1996.
		19. Mutation	no. 3541 dated 13.06.2006
		20. Mutation	no. 3542 dated 16.13.2005
		21. Mutation	no. 3560 dated 07.02.2006
		22. Mutation	no. 3635 dated 24.06.2007
		23. Mutation	no. 4978 dated 12.02.2016
		24. Mutation	no. 3640 dated 13.06.2006
		25. Mutation	no. 3646 dated 13.06.2006
		26. Mutation	no. 3846 dated 24.05.2007
		27. Badar No. 03.	Not approved Yet
		28. Sale deed vasika	no. 6837 dated 22.11.2005
		29. Sale deed vasika	no. 11297 dated 13.01.2016
		30. Sale deed vasika	no. 216 dated 12.04.2006
		31. Sale deed vasika	no. 14441 dated 15.03.2007
		32. Sale deed vasika	no. 1564

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	dated 06.06.1996
	33. Sale deed vasika no. 144 dated 09.04.1996
	34. Sale deed vasika no. 411 dated 17.04.1996
	35. Sale deed vasika no. 689 dated 01.05.1996
	36. Sale deed vasika no. 7850 dated 17.03.1992
	37. Sale deed vasika no. 89 dated 07.04.1992
	38. Sale deed vasika no. 8391 dated 03.01.1996
	39. Release deed vasika no. 5447 dated 11.08.2015.
	40. Sale deed vasika no. 2263 dated 02.06.2006
	41. Collaboration Agreement deed vasika no. 4669 dated 27.09.2022
	42. G.P.A. vasika no. 140 dated 27.09.2022
	43. Letter of Intent vide Memo No. LC-4744-JE(SK)2022/22817 dated 02.08.2022 is obtained by Advitya Residency LLP
	44. License No. 183 of 2022 of License bearing Memo No. LC-LC-4744-JE(SK)-2022/34062 dated 11.11.2022 in favour of Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP
	45. Order Passed by DTCP bearing Memo No. LC-

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				4744/PA(SK)/2023/25545 dated 04.08.2023 46. Order Passed by DTCP bearing Memo No. LC- 4744/PA(SK)/2023/35476 dated 20.10.2023 47. Approval of Revised zoning Plan vide Endst. No. ZP- 1956/AD(GK)/2024/12756 dated 25.04.2024 is obtained by Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP 48. NOC from DHBVN memo no. 3618 dated 29.01.2029 49. Assurance from HSVP for Sewerage Connection memo no. 174 dated 05.01.2024 50. Assurance from HSVP for fresh Water for drinking and domestic memo no. 175 dated 05.01.2024 51. Clarification letter by Concerned Divisional Forest Officer Vide memo no. 105 dated 28.04.2023 52. NOC from AAI vide memo no. AAI/RSQ/NR/ATM/NOC/20 23/69 dated 05.02.2031 53. HARERA registration no HRERA-PKL-FBD-602-2024 dated 04.07.2024
	Date	Name/Nature of the document	Original/Cer tified Copy/Certifi	In case of copies. Whether the original was scrutinized by the

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		ed extract/phot ocopy, etc.	advocate.
	Jamabandi for the year 1995-96 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
	Jamabandi for the year 2000-01 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
	Jamabandi for the year 2005-06 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
	Jamabandi for the year 2010-11 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
	Jamabandi for the year 2015-16 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified

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	Jamabandi for the year 2020-21 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
29.09.1992	Mutation no. 2536	Photocopy	No, Photocopy copy of document is seen and verified
29.09.1992	Mutation no. 2537	Photocopy	No, Photocopy copy of document is seen and verified
29.09.1992	Mutation no. 2538	Photocopy	No, Photocopy copy of document is seen and verified
29.09.1992	Mutation no. 2539	Photocopy	No, Photocopy copy of document is seen and verified
19.07.1996	Mutation no. 2840	Photocopy	No, Photocopy copy of document is seen and verified
19.07.1996	Mutation no. 2849	Photocopy	No, Photocopy copy of document is seen and verified
06.12.1996	Mutation no. 2859	Photocopy	No, Photocopy copy of document is seen and verified
06.12.1996	Mutation no. 2860	Photocopy	No, Photocopy copy of document is seen and verified
13.06.2006	Mutation no. 3541	Photocopy	No, Photocopy copy of document is seen and verified
16.12.2005	Mutation no. 3542	Photocopy	No, Photocopy copy of document is seen and verified
07.02.2006	Mutation no. 3560	Photocopy	No, Photocopy of document is seen and verified
24.06.2007	Mutation no. 3635	Photocopy	No, Photocopy of document is seen and verified

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19.01.2018	Mutation no. 4978	Photocopy	No, Photocopy of document is seen and verified
13.06.2006	Mutation no. 3640	Photocopy	No, Photocopy of document is seen and verified
13.06.2006	Mutation no. 3646	Photocopy	No, Photocopy of document is seen and verified
24.05.2007.	Mutation no. 3846	Photocopy	No, Photocopy of document is seen and verified
23.12.2014	Mutation no. 4806	Photocopy	No, Photocopy of document is seen and verified
01.08.2003	Mutation no. 3333	Photocopy	No, Photocopy of document is seen and verified
02.09.2015	Mutation no. 4936	Photocopy	No, Photocopy of document is seen and verified
04.08.2015	Mutation no. 4920	Photocopy	No, Photocopy of document is seen and verified
Not approved Yet	Badar no. 03.	Photocopy	No, Photocopy of document is seen and verified
22.11.2005	Sale deed vasika no. 6837	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
13.01.2016	Sale deed vasika no. 11927	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
12.04.2006	Sale deed vasika no. 216	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
15.03.2007	Sale deed vasika no.	Certified	No, Certified of document is seen and verified as the original are seen

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	14441		by the First Advocate
06.06.1996	Sale deed vasika no. 1564	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
17.04.1996	Sale deed vasika no. 411	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
01.05.1996	Sale deed vasika no. 689	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
09.04.1996	Sale deed vasika no. 144	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
17.03.1992	Sale deed vasika no. 7850	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
07.04.1992	Sale deed vasika no. 89	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
02.06.2006	Sale deed vasika no. 2263	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
11.08.2015	Release deed vasika no. 5447	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
22.11.2005	Sale deed vasika no. 6837	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate
03.01.2006	Sale deed vasika no. 8391	Certified	No, Certified of document is seen and verified as the original are seen by the First Advocate

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02.06.2006	Collaboration Agreement Vasika No. 4669	Photocopy	No, Certified of document is seen and verified
11.11.2022	License No. 183	Photocopy	No, Photocopy of document is seen and verified
04.08.2023	Order passed by DTCP, Chandigarh	Photocopy	No, Photocopy of document is seen and verified
20.10.2023	Order passed by DTCP, Chandigarh	Photocopy	No, Photocopy of document is seen and verified
25.04.2024	Revised Zoning Plan	Photocopy	No, Photocopy of document is seen and verified
-----	NOC from HSPCB	NIL	Bank Should obtained the same at the time of disbursement of loan
29.01.2024	NOC from DHBVN	Photocopy	No, Photocopy of document is seen and verified
05.01.2024	Assurance of HSVP for Sewerage water	Photocopy	No, Photocopy of document is seen and verified
05.01.2024	Assurance of HSVP for drinking water	Photocopy	No, Photocopy of document is seen and verified
28.04.2023	Concerned Divisional forest Officer	Photocopy	No, Photocopy of document is seen and verified
-----	NOC from Aravali	NIL	Bank Should obtained the same at the time of disbursement of loan
06.02.2023	NOC from AAI	Photocopy	No, Photocopy of document is seen and verified

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	04.07.2024	HRERA License	Photocopy	No, Photocopy of document is seen and verified
7.	A	Whether certified copy of all title documents is 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.)		Yes
	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 should be handled more diligently and cautiously)		Yes
8.	A	Whether the records of registrar office or revenue authorities relevant to property in question are available for verification through any online portal or computer system?		No, Manual records are available
	B	If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.		N.A.

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	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?	NA
	D	Whether proper registration of documents completed.	Yes
9.	A	Property offered as security falls within the jurisdiction of which sub-registrar office?	Tehsil Balabhgarh, District Faridabad, 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?	Yes
	D	d) Whether the searches made in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No
10.	A	Chain of title tracing the title from the oldest title deed to the latest title deed establishing the title of the property in question from predecessors in title/interest to the current title holder.	Please see Part -II of Annexure-1
	B	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance	No

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		on such clog on title. In case of property offered as collateral 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)	
	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.	There are no minor interests whatsoever.
11.	A	Nature of title of intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/possessory rights or in-am holder or Govt. grantee/allottee etc.	Full Ownership Rights on and after execution and registration of conveyance/sale deed in favour of Mortgager(s)
		If Ownerships Rights,	After execution and registration of conveyance/sale deed in favour of Mortgager(s)
	A	Details of the Conveyance documents	Proposed conveyance deed which is executed after completion of construction.
	B	Whether the document is properly stamped	NA
	C	Whether the document is properly registered	NA
		If leasehold whether;	No
	A	lease Deed is duly stamped and registered	NA

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B	Lessee is permitted to mortgage the Leasehold right.	NA
C	Duration of the Lease/unexpired period of lease.	NA
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.	NA
E	Whether the leasehold rights permit for creation of any super structure (if applicable)?	NA
F	Right to get renewal of leasehold rights and nature thereof.	NA
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No
A	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	NA
B	The mortgagor is competent to create charge on such property.	NA
C	Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA
	If occupancy right, whether;	After completion of construction
A	Such right is heritable and transferable.	Yes
B	Mortgage can be created.	Yes
12	Has the property been transferred by way of Gift/Settlement Deed	No
A	The Gift/Settlement Deed is duly stamped and registered.	NA
B	The Gift/Settlement Deed has been attested by two witnesses.	NA

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	C	Whether there is any restriction on Donor in executing the Gift/Settlement Deed in question.	NA
	D	The Gift/Settlement Deed transfers the property to Donee;	NA
	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.	NA
	F	Whether the Donee is in possession of the gifted property.	NA
	G	Whether any life interest is reserved for Donee or any other person and whether there is a need for any other person to join the creation of mortgage.	NA
	H	Any other aspect affecting the validity of title passed through the Gift/Settlement Deed.	NA
13.		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.	NA
	B	Whether mutation has been affected	NA
	C	Whether the mortgagor is in possession and enjoyment of his share.	NA
	D	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title	NA

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		thereon.	
	E	In respect of partition by a decree of the court; whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NA
	F	Whether any documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NA
14.		Whether the title documents include any testamentary documents/wills?	Yes
	A	In case of Will whether Will is registered will or unregistered will?	NA
	B	Whether will in matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	C	Whether property has been mutated on basis of will?	Yes
	D	Whether the original will, is available?	NA
	E	Whether the original death certificate of the testator is available?	NA
	F	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NA
	G	(Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted on will, etc., which	NA

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		are relevant to rely on will, availability of Mother/Original title deeds are to be explained.)	
15.		Whether the property is subject to any wakf / belongs to church/temple or any religious/ other institution	No.
	A	Any restriction in creation of any charges on such properties?	NA
	B	Precautions/ permissions, if any in respect of the above cases for creation of Mortgage.	NA
16.	A	Where the property is a HUF/Joint Family property?	No.
	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.	NA
	C	Please also comment on any other aspect which may adversely affect the validity of security in such cases.	NA
17.	A	Whether the property belongs to any trust or is subject to rights of any trust?	No.
	B	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of property?	NA
	C	If YES, additional precautions/ permissions to be obtained for	NA

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		creation of valid mortgage.	
	D	Requirements, if any for creation of mortgage as per Central/State laws applicable to the trust in the matter.	NA
18.		If the property is Agricultural land	No
	A	Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	NA
	B	In the 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 rights to enforce the mortgage?	NA
	C	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Yes, permission duly obtained
19.	A	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, Weaker Sections, minorities, Land Laws, SEZ regulations, Coastal zone regulations, Environmental Clearance etc.)	No.
	B	Additional aspects relevant for investigation of title as per local laws.	NA

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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 outcome of such search/enquiry.	Yes, as such no acquisition proceeding pending.
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?	N.A.
	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/marking?	No
22.	A	In case of partnership firm, whether the property belongs to the firm and the deed is properly registered?	No
	B	Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable Laws?	NA
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NA

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23.	A	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorization 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, Property Belongs to M/s Satish Buildwell Pvt. Ltd. in collaboration with Adivtya Residency LLP
	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	NO
	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)?	Branch is advised to be checked ROC separately.
	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)?	There is no encumbrances mentioned in the revenue records.
	b/4	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	NA
24.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.

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25.	A	Whether any POA is involved in the chain of title during the period of search?	Yes
	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 the favour of the builder/developer and as such is irrevocable as per law.	NA
	C	In case the title document is executed by 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/ Authorised 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).	NA
	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.	NA
	E	In case of Common POA (POA other than builder's POA), please clarify the following clauses in respect of POA: -	No

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	(i) Whether the original POA is verified and the title investigation is done on basis of original POA?	Yes
	(ii) Whether the POA is registered one?	Yes
	(iii) Whether the POA is a special or general one?	Special Power of Attorney
	(iv) Whether the POA contains a specific Authority for execution of title Document in question?	Yes
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?)	Yes, the SPA is in for force and not revoked by the executants
G	Please comment on the genuineness of the POA.	SPA is Genuine
H	The unequivocal opinion on the enforceability and validity of POA.	NA
26.	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.	No.

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27.	I.	If the property is a flat/apartment or residential/commercial complex.	Yes, it is a Residential Complex
	A	Promoter's/Land owner's title to the land/ building.	Yes
	B	Development Agreement/Power of Attorney.	Yes
	C	Extent of authority of the Developer/builder.	Promoter/ Builder has the right to sell the property as he has full ownership right
	D	Independent title verification of the Land and/or building in question.	Yes
	E	Agreement for sale (duly registered).	To be registered
	F	Payment of proper stamp duty.	Yes, stamp duty will be paid at the time of registration of agreement
	G	Requirement of registration of sale agreement, development agreement, POA etc.	Yes
	H	Approval of building plan, permission of appropriate/ local authority etc.	Yes
	I	Conveyance in favor of Society/Condominium concerned.	NA
	J	Occupancy Certificate/allotment letter/letter of possession.	Yes, be taken on and after completion of construction
	K	Membership details in the Society etc.	NA
	L	Share Certificates.	NA
	M	No Objection Letter from the Society.	NA
	N	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development	Yes

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	Control Regulations, Co-operative Societies' Laws etc.	
O	Requirement for noting the Bank's charges on the records of Housing Society, if any.	Yes
P	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes, building plans are approved
Q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
II.A	Whether the Real Estate Project comes under the 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.	HARERA registration no. HRERA-PKL-FBD-602-2024 dated 04.07.2024
II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes, to be executed by the builder in favour of allottee/ owner.
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.	Nil
29.	The period covered under the	25.03.1995 to 24.03.2025 there is

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		Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so satisfaction of charge, if any?	no encumbrances
30.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, property tax is applicable on and after handing over of possession.
31.	A	Urban land ceiling clearance, whether required and if so, details thereof.	No.
	B	Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No.
32.	A	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	N.A.
	B	Whether the name of mortgagor is reflected as owner in revenue/ Municipal/ Village records.	Yes, on and after execution and registration of conveyance/sale deed in favour of the mortgager(s)
33.	A	Whether the property offered as security is clearly demarcated?	Yes
	B	Whether the demarcation/ partition of 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	NA

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		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.	
	B	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35.		Whether the documents i.e., valuation report /approved sanctioned plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Documents/other document. (If the valuation report and/or approved plan are not available at time of preparation of TIR, please provide these-comment subsequently, on receipt of the same).	Building Plan are approved
36.	A	Whether the Bank will be able to enforce SARFESI 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	Yes, on and after execution and registration by the developer in favour of the proposed allottee
	B	In case of absence of original title deeds, details of legal and other	NA

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		requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precautions to be taken by the Bank in this regard.	
38.		Additional suggestions, if any to safeguard the interest of Bank/ensuring the perfection of security.	Bank should obtain from Mortgagor(s): 1. Permission to mortgage and no objection certificate issued by the developer/builder. 2. NOC from HSPCB 3. Aravali NOC
39.		The specific person who is/are required to create mortgage/to deposit documents creating mortgage.	Prospective buyer(s) of the Dwelling unit

ANNEXURE 'C': CERTIFICATE OF TITLE

1. I have examined the original Title Deeds intended to be deposited relating to the schedule property to be offered as security by way of **equitable** mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that the said registered/equitable mortgage is created on production of original title deeds 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 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 relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am

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liable/ responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.

4. In case of Loans to Housing Projects/ approval of Housing Projects of Home loans for flats in Housing Projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/ Regulated Area, under "The Ancient Monuments and Archaeological Sites and Remains Act 2010' and prior permission has been obtained from NMA (National Monuments Authority), wherever required".
5. 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.
6. There are no prior Mortgage/Charges/encumbrances whatsoever as could be seen from the search made for the period from 25.03.1995 to 24.03.2025 pertaining to the immovable property covered by above-said title deeds. The property is free from all encumbrances.
7. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
8. There is no Minor(s) interest.
9. The Mortgage if created, will be available to the Bank for the liability of the intending borrowers i.e., Prospective buyer(s) of the Dwelling unit.
10. I certify that Prospective buyer(s) of the Dwelling unit, are having absolute, clear and marketable title over the scheduled property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
11. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of following original title deeds/ documents, would create a valid and enforceable mortgage:

1. Allotment letter(Original) issued by M/s Advitya Residency LLP
2. Flat/Apartment buyer agreement between M/s Advitya Residency LLP as Developer/Promoter & allottee/ prospective purchaser of the property, duly registered. (Original)
3. Payment receipts(Original)

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4. Permission to mortgage and no objection certificate issued by the developer/builder. (Original)
5. Tripartite agreement between the developer/ builder, bank and the mortgagor(s)/ borrower(s). (Original)
6. Occupation certificate issued by DTP after completion of construction. (Photocopy)
7. Possession letter as and when issued by builder. (Original)
8. Sale /conveyance deed which is to executed and registered by Advitya Residency LLP as Developer/Promoter in favour of the intending mortgagor(s). (Original)

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

It is certified that the property is SARFAESI compliant.

ANNEXURE "1"

Sub: Verification of the title of "Advitya Heights ", Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 13.302Acres, Sector-143, within the revenue estate of Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.

Part -I

The following documents were furnished: -

1. Jamabandifor the year 1995-96 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
2. Jamabandifor the year 2000-01 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
3. Jamabandifor the year 2005-06 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
4. Jamabandifor the year 2010-11 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
5. Jamabandifor the year 2015-16 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.

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6. Jamabandifor the year 2020-21 of village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.
7. Mutation no. 2536 dated 29.04.1992
8. Mutation no. 3333 dated 01.08.2003
9. Mutation no. 4920 dated 04.08.2015
10. Mutation no. 4936 dated 02.09.2015
11. Mutation no. 4806 dated 23.12.2014.
12. Mutation no. 2537 dated 29.04.1992
13. Mutation no. 2538 dated 29.04.1992
14. Mutation no. 2539 dated 29.04.1992
15. Mutation no. 2840 dated 19.07.1996
16. Mutation no. 2849 dated 19.07.1996
17. Mutation no. 2859 dated 06.12.1996
18. Mutation no. 2860 dated 06.12.1996.
19. Mutation no. 3541 dated 13.06.2006
20. Mutation no. 3542 dated 16.13.2005
21. Mutation no. 3560 dated 07.02.2006
22. Mutation no. 3635 dated 24.06.2007
23. Mutation no. 4978 dated 12.02.2016
24. Mutation no. 3640 dated 13.06.2006
25. Mutation no. 3646 dated 13.06.2006
26. Mutation no. 3846 dated 24.05.2007
27. Badar No. 03. Not approved Yet
28. Sale deed vasika no. 6837 dated 22.11.2005
29. Sale deed vasika no. 11297 dated 13.01.2016
30. Sale deed vasika no. 216 dated 12.04.2006
31. Sale deed vasika no. 14441 dated 15.03.2007
32. Sale deed vasika no. 1564 dated 06.06.1996
33. Sale deed vasika no. 144 dated 09.04.1996
34. Sale deed vasika no. 411 dated 17.04.1996
35. Sale deed vasika no. 689 dated 01.05.1996
36. Sale deed vasika no. 7850 dated 17.03.1992
37. Sale deed vasika no. 89 dated 07.04.1992
38. Sale deed vasika no. 8391 dated 03.01.1996

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39. Release deed vasika no. 5447 dated 11.08.2015
40. Sale deed vasika no. 2263 dated 02.06.2006
41. Collaboration Agreement deed vasika no. 4669 dated 27.09.2022
42. G.P.A. vasika no. 140 dated 27.09.2022
43. Letter of Intent vide Memo No. LC-4744-JE(SK)2022/22817 dated 02.08.2022 is obtained by Advitya Residency LLP
44. License No. 183 of 2022 of License bearing Memo No. LC-LC-4744-JE(SK)-2022/34062 dated 11.11.2022 in favour of Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP
45. Order Passed by DTCP bearing Memo No. LC-4744/PA(SK)/2023/25545 dated 04.08.2023
46. Order Passed by DTCP bearing Memo No. LC-4744/PA(SK)/2023/35476 dated 20.10.2023
47. Approval of Revised zoning Plan vide Endst. No. ZP-1956/AD(GK)/2024/12756 dated 25.04.2024 is obtained by Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP
48. NOC from DHBVN memo no. 3618 dated 29.01.2029
49. Assurance from HSVP for Sewerage Connection memo no. 174 dated 05.01.2024
50. Assurance from HSVP for fresh Water for drinking and domestic memo no. 175 dated 05.01.2024
51. Clarification letter by Concerned Divisional Forest Officer Vide memo no. 105 dated 28.04.2023
52. NOC from AAI vide memo no. AAI/RSQ/NR/ATM/NOC/2023/69 dated 05.02.2031
53. HARERA registration no HRERA-PKL-FBD-602-2024 dated 04.07.2024

Part-II

I have checked and verified the records of Registrar, Faridabad from 1995 to 2025 vide receipt No. 0129847735 Dated 24.03.2025 and office of Sub-Registrar, (Inspection receipts are attached in original).

The perusal and inspection of Registrar and Sub Registrar and on the basis of the above documents sent to me, I note as under:

Description of the Chain of Title from the Mother Deed to the latest Title Deed:

JAMABANDI'S AND THEIR MUTATION

Jamabandi 1995-96

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 52/62, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Jummedan son of Kallu son of Mamla and Farooque son of Kumedan son of Lallu and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 60/70, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Dharmbir Singh son of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 Khewat/ Khata No. 59/69, Mustil No. 9 Kila No.25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 Khewat/ Khata No. 36/46, Mustil No. 8 Kila No, 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No, 16 (8-0) 21 (8-0), Mustil No. 10 Kila No, 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No.1(8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No.6 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Ashok Kumar son of Chatti Lal son of Hira Lal and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 1995-96 Khewat/ Khata No. 53/63, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabgarh District Faridabad was in the name of Jummedan son of Lallu son of Mangla and Akhtar son of Kumedan son of Lallu they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 Khewat/ Khata No. 61/71, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabgarh District Faridabad was in the name of Keshar Das son of Kewal Das they were owner in possession of the above said land to their respective shares.

Smt. Dhaula Devi widow of Bhagat Singh sold his share to Kesar Das Arora son of Kewal Das vide sale deed vasika no. 7850 dated 13.03.1992 and a mutation sanctioned in his favour vide mutation no. 2536 dated 29.04.1992.

Kesar Das Arora son of Kewal Das Made of Cancellation of Lease vide vasika no. 7851 dated 17.03.1992 and a mutation sanctioned in his favour vide mutation no. 2537 dated 29.04.1992.

Smt. Urmila Devi wife of Atindar Kumar sold his share to Kesar Das Arora son of Kewal Das vide sale deed vasika no. 89 dated 07.04.1992 and a mutation sanctioned in his favour vide mutation no. 2538 dated 29.04.1992.

Kesar Das Arora son of Kewal Das Made of Cancellation of Lease vide vasika no. 7851 dated 17.03.1992 and a mutation sanctioned in his favour vide mutation no. 2537 dated 29.04.1992.

Kesar Das son of Kewal Das sold his 160/240 share to Sardar Harmindar Singh son of Sardar Buddh Singh and Jagpraveen Kaur wife of Harmindar Singh

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vide sale deed vasika no. 411 dated 17.04.1996. and a mutation sanctioned in his favour vide mutation no. 2859 dated 06.12.1996.

Kesar Das son of Kewal Das sold his 80/117 share to Sardar Harimindar Singh son of Sardar Buddh Singh and Jagpraveen Kaur wife of Harminidar Singh vide sale deed vasika no. 689 dated 21.05.1996 and a mutation sanctioned in his favour vide mutation no. 2840 dated 19.07.1996.

Kesar Das son of Kewal Das sold his share to Sardar Harmindar Singh son of Sardar Buddh Singh and Jagpraveen Kaur wife of Harminidar Singh vide sale deed vasika no. 1564 dated 06.06.1996. and a mutation sanctioned in his favour vide mutation no. 2849 dated 19.07.1996.

Kesar Das son of Kewal Das sold his 80/270 share to Sardar Harmindar Singh son of Sardar Buddh Singh and Jagpraveen Kaur wife of Harminidar Singh vide sale deed vasika no. 144 dated 09.04.1996 and a mutation sanctioned in his favour vide mutation no. 2860 dated 06.12.1996.

Jamabandi 2000-01

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 78/89, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Jummedan son of Kallu son of Mamla ½ share and Farooque son of Kumedan son of Lallu ½ share and they were owner in possession of the above said land to their respective shares.

That Jummedan son of Kallu expired on 24.01.2003 and his ½ share inherited to his legal heirs e.i. Afsar Hussain, Sarajjudin, Sarmuddin sons of Jummedan son of Kallu and a mutation sanctioned in their favour vide mutation no. 3333 dated 01.08.2003.

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That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 86/97, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Dharmbir Singh son of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 Khewat/ Khata No. 85/96, Mustil No. 9 Kila No. 25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 Khewat/ Khata No. 58/69, Mustil No. 8 Kila No. 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No. 16 (8-0) 21 (8-0), Mustil No. 10 Kila No. 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No. 1 (8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No. 6 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Ashok Kumar son of Chatti Lal son of Hira Lal and they were owner in possession of the above said land to their respective shares.

Ashok Kumar son of Chuuni Lal son of Hira Lal sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 6837 dated 22.11.2005 and a mutation sanctioned in his favour vide mutation no. 3542 dated 16.12.2005.

Ashok Kumar son of Chuuni Lal son of Hira Lal sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 8391 dated 03.01.2006 and a mutation sanctioned in his favour vide mutation no. 3560 dated 07.02.2006.

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That in the Jamabandi for the year 2000-01 Khewat/ Khata No. 79/90, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Jummedan son of Lallu ½ share and Akhtar son of Kumedan son of Lallu ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 Khewat/ Khata No. 87/98, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Sardar Harminder Singh son of Buddh Singh ½ share and Jag Praveen Kaur wife of Harminder Singh ½ share they were owner in possession of the above said land to their respective shares.

Sardar Harimindar Singh son of Sardar Buddh Singh expired on 19.11.2003. and his ½ share inherited to his legal heirs i.e. Ravinder son and Smt. Pushpender Kaur, Pawan Kaur, daughters and Smt. Jag Praveen widow of Harminder Singh and a mutation sanctioned in his favour vide mutation no. 3541 dated 13.06.2006.

Ravinder son and Smt. Pushpender Kaur, Pawan Kaur, daughters and Smt. Jag Praveen widow of Harminder Singh share Release his 3/8 share to Sandeep son of Harminder Singh vide Hon'ble District Court of Faridabad vide challan no. 178 dated 22.05.2006. and a mutation sanctioned in his favour vide mutation no. 3640 dated 13.06.2006.

Sandeep son of Harminder Singh sold his share to M/s Rakesh Mahana son of Arjun Dev vide sale deed vasika no. 2263 dated 02.06.2006 and a mutation sanctioned in his favour vide mutation no. 3646 dated 13.06.2006.

Rakesh Mahana son of Arjun Dev sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 14441 dated 15.03.2007. and a mutation sanctioned in his favour vide mutation no. 3846 dated 24.05.2007.

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Jamabandi 2005-06

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 103/116, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Afsar Hussain, Sarajuddin, Sarmuddin, sons of Jummedan son of Kallu ½ share and Farooque son of Kumedan son of Lallu ½ share and they were owner in possession of the above said land to their respective shares.

Afsar Hussain, Sirajuddin, Sarmuddin, sons of Jummedan ½ share sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 216 dated 12.04.2006 and a mutation sanctioned in his favour vide mutation no. 3635 dated 24.06.2007.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 111/124, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Dharmbir Singh son of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 Khewat/ Khata No. 110/123, Mustil No. 9 Kila No.25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 Khewat/ Khata No. 83/96, Mustil No. 8 Kila No, 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No, 16 (8-0) 21 (8-0), Mustil No. 10 Kila No, 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No.1 (8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No.6 (8-0),

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situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 Khewat/ Khata No. 104/117, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Afsar Hussain, Sirajuddin Sarmuddin sons of Jummedan son of Kallu ½ share and Akhtar son of Kallu ½ share and they were owner in possession of the above said land to their respective shares.

Afsar Hussain, Sirajuddin, Sarmuddin, sons of Jummedan ½ share sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 216 dated 12.04.2006 and a mutation sanctioned in his favour vide mutation no. 3635 dated 24.06.2007.

That in the Jamabandi for the year 2005-06 Khewat/ Khata No. 112/125, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Rakesh Muhana son of Arjun Dev they were owner in possession of the above said land to their respective shares.

Jamabandi 2010-11

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 124/138, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 123/147, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within

the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Dharmbir Singh son of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 Khewat/ Khata No. 122/146, Mustil No. 9 Kila No.25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That Karan Singh @ Kanni son of Hira Lal expired on 06.09.2000 and his share inherited to his legal heirs i.e. Krishan Pa, Ratan Singh, Dharmbir sons and Manju Kumari daughter and Smt. Dharmwati widow of Karan Singh @ Kanni and a mutation sanctioned in their favour vide mutation no.4920 dated 04.08.2015

That Ratan Singh, Dharmbir sons and Manju Kumari daughter and Smt. Dharmwati widow of Karan Singh @ Kanni Release their 4/5 share to Krishan Pal son of Karan Singh vide vasika no. 5447 dated 11.08.2015 and a mutation sanctioned in his favour vide mutation no.4936 dated 02.09.2015

That in the Jamabandi for the year 2010-11 Khewat/ Khata No. 99/113, Mustil No. 8 Kila No, 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No, 16 (8-0) 21 (8-0), Mustil No. 10 Kila No, 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No.1 (8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No.6 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That Change of ownership by notification of the Government of India vide notification no. K.A 2844(a) dated 26.11.2010 that is M/s Saitsh Buildwell Pvt. Ltd.

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to National Highway Authority of India (N.H.A.I.) in Mustil no. 8 Killa no. 16 (7-10) 17/1 (0-4) salam Numbers and a mutation sanctioned in his favour vide mutation no.4806 dated 23.12.2014.

That in the Jamabandi for the year 2010-11 Khewat/ Khata No. 126/140, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 Khewat/ Khata No. 134/148, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. they were owner in possession of the above said land to their respective shares.

Jamabandi 2015-16

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 134/148, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 143/157, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Dharmbir Singh son of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

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Krishanpal son of Karan Singh sold his share to M/s Satish Builders Pvt. Ltd. vide sale deed vasika no. 11297 dated 13.01.2016 and a mutation sanctioned in his favour vide mutation no. 4978 dated 19.01.2018.

That in the Jamabandi for the year 2015-16 Khewat/ Khata No. 142/156, Mustil No. 9 Kila No.25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of Karan Singh alias Karani Singh son of Hira Lal and they were owner in possession of the above said land to their respective shares.

That Krishan Pal son of Karan Singh and Dharmbir son of Karan Singh sold their share to M/s Satish Buildwell Pvt. Ltd. vide vasika no. 11297 dated 13.01.2016. and a mutation sanctioned in his favour vide mutation no. 497 dated 12.02.2016

As per badar no. 3 in Khewat/ Khata no. 142/156 that Krishan Pal son of Karan Singh and Khewat /Khata 143/157 Dharmbir son of Karan Singh is mentioned that is wrong mentioned whereas in mutation no. 4977 dated 12.02.2016 they had sold their share to M/s Satish Buildwell Pvt. Ltd. but the implementation of mutation was sit out. Now instead of Krishapal son of Karna Singh and Dharmbir son of Karan (M/s Satish Buildwell Pvt. Ltd. is correctly mentioned) in these Khewat.

That in the Jamabandi for the year 2015-16 Khewat/ Khata No. 108/121, Mustil No. 8 Kila No, 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No, 16 (8-0) 21 (8-0), Mustil No. 10 Kila No, 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No.1 (8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No.6 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 2015-16 Khewat/ Khata No. 136/150, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 Khewat/ Khata No. 144/158, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. they were owner in possession of the above said land to their respective shares.

Jamabandi 2020-21

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 138/165, Mustil No. 12 Kila No. 10 (7-13), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 147/172, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 1 (7-3). situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 Khewat/ Khata No. 146/171, Mustil No. 9 Kila No.25 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd.

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and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 Khewat/ Khata No. 110/134, Mustil No. 8 Kila No, 16 (7-10) 25/2 (6-17), Mustil No. 9 Kila No, 16 (8-0) 21 (8-0), Mustil No. 10 Kila No, 19/1/1/2 (0-10) 19/1/2 (2-7) Mustil No. 13 Kila No.1 (8-0) 2 (8-0) 3 (8-0) 4/1 (0-17) 8 (8-0) 9/1 (4-0) 9/2 (4-0) 10 (8-0) 12/2 (6-4), Mustil No. 14 Kila No.6 (8-0), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 Khewat/ Khata No. 140/165, Mustil No. 12 Kila No, 11 (7-3), situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 Khewat/ Khata No. 148/174, Mustil No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad was in the name of M/s Satish Buildwell Pvt. Ltd. they were owner in possession of the above said land to their respective shares

Thereafter, M/s Satish Buildwell Private Limited entered into a Collaboration Agreement deed vasika no. 4669 dated 27.09.2022 with Advitya Residency LLP.

Thereafter, M/s Satish Buildwell Private Limited executed a G.P.A. vasika no. 140 dated 27.09.2022 in favour of M/s Advitya Residency LLP.

Thereafter, Letter of Intent vide Memo No. LC-4744-JE(SK)2022/22817 dated 02.08.2022 is obtained by Advitya Residency LLP

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Thereafter, License No. 183 of 2022 of License bearing Memo No. LC-LC-4744-JE(SK)-2022/34062 dated 11.11.2022 issued in favour of Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP by DTCP, Haryana.

Thereafter, Order Passed by DTCP bearing Memo No. LC-4744/PA(SK)/2023/25545 dated 04.08.2023 in which area measuring 3.59166 acres of the revenue estate of Village Sikri is a part of License No. 183 of 2022 dated 11.11.2022 is de-licenced.

Thereafter, Order Passed by DTCP bearing Memo No. LC-4744/PA(SK)/2023/35476 dated 20.10.2023 and according to the same License No. 127 of 2019 and License No. 183 of 2022 is considered as a separate project and the document submitted by the builder vide request letter dated 06.09.2023 and 10.10.2023 and accordingly License No. 183 of 2022 dated 11.11.2022 is separated from License No. 127 of 2019 dated 15.11.2019.

Thereafter, Approval of Revised zoning Plan vide Endst. No. ZP-1956/AD (GK) / 2024/12756 dated 25.04.2024 is obtained by Satish Buildwell Pvt. Ltd. in Collaboration with Advitya Residency LLP

That the NOC from DHBVN memo no. 3618 dated 29.01.2029 is obtained by Advitya Residency LLP.

That the Assurance from HSVP for Sewerage Connection memo no. 174 dated 05.01.2024 is obtained by Advitya Residency LLP.

That the Assurance from HSVP for fresh Water for drinking and domestic memo no. 175 dated 05.01.2024 is obtained by Advitya Residency LLP.

That the Clarification letter by Concerned Divisional Forest Officer Vide memo no. 105 dated 28.04.2023 is obtained by Advitya Residency LLP.

That the NOC from AAI vide memo no. AAI/RSQ/NR/ATM/NOC/2023/69 dated 05.02.2031 is obtained by Advitya Residency LLP.

That the RERA registration bearing HARERA registration no HRERA-PKL-FBD-602-2024 dated 04.07.2024 is obtained by Advitya Residency LLP..

That the developer developing the said project on the land comprising in Khewat/ Khata No. 147/172, Mustil No. 10 Kila No. 21 (8-0), 22/1 (4-7), Mustil No. 12 Kila No. 12/1 (7-3) Khewat/ Khata No. 146/171, Mustil No. 9 Kila No.25 (8-0), Khewat/ Khata No. 110/134, Musti No. 8 Kila No, 16 (7-10) 25/2 (6-17), Musti No. 9 Kila No, 16 (8-0)

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21 (8-0) 19/1/1/2 (0-10) 19/1/2 (2-7) MustilNo. 13Kila No.1(8-0)2(8-0)3(8-0)4/1(0-17)8(8-0)9/1(4-0)9/2(4-0)10(8-0)12/2(6-4),MustilNo. 14Kila No.6(8-0), Khewat/ Khata No. 140/135, Musti No. 12 Kila No, 11 (7-3), 10(7-13) Khewat/ Khata No. 148/171, Musti No. 13 Kila No, 5 (8-0) 4/3 (5-17) 6 (8-0) 7/1 (5-10) Kita 24 admeasuring 158 Kanal 12 Marla in which total licensed land is 13.302 acres situated within the revenue estate of Village Sikri Tehsil Ballabhgarh District Faridabad.

That the title of the developer is clear and marketable.

That there is no interest of minor involved in the said property whatsoever. That there is no defect in chain of title and the chain of title is clear and complete in all respects. That the owner has a clear legal and valid marketable title.

SCHEDULE OF THE PROPERTY

Advitya Heights ", Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 13.302 Acres, Sector-143, within the revenue estate of Village Sikri Tehsil Ballabhgarh District- Faridabad, Haryana.


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