

SEARCH TITLE REPORT



23rd September, 2022

To,
VVIP Group,
VVIP Style Mall,
Raj Nagar Extension,
NH-58, Ghaziabad

Sub: Title Search Report & Opinion in respect of FSI of 32,629.41 Sq. Mtrs. (proportionate to land measuring 8,701.17 Sq. Mtrs.) being part of total land measuring 22,790.00 Sq. Mtrs. (Plot no. GH-3/4) falling in Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh (hereinafter referred to as 'Said Land') and Owned by M/s Park City Infrastructures, (Partnership Firm) having registered office at S-561, School Block, Shakarpur, Delhi-110092 (hereinafter referred to as the 'Owner')

Dear Sir,

Under your instructions, we have conducted a search on the title in respect of the Said Land. We have inspected copies of the documents received from you, and we have caused necessary searches to be taken in the office of the Sub-Registrar-I, Ghaziabad and at the concerned village patwari. Our research resulted in a review of the documents and records ["Documents and Records"] described in paragraph below and the conclusions and opinions set for in this Opinion.

1. DOCUMENTS INSPECTED

The documents that we have inspected include:

- i. Copy of Sale Deed dated 26.06.2015 executed by M/s Utility Estates Private Limited and M/s Sagacious Conbuild Private Limited in favour of **M/s Park City Infrastructures** represented through its Partner (i.e. Mr. Sanjeev Kumar Tyagi) in respect of Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1587, 1571, 1586 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 4.8168 Hectare situated at Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.

The Sale Deed is duly registered at the office of Sub-Registrar-I, Ghaziabad bearing Document No. 4228 in Book No. 1, Jild No. 13036, pages 343-384, on 26.06.2015.

- ii. Copy of Agreement to Sell dated 29.05.2015 executed by and between (i) M/s Utility Estates Private Limited through Authorized Signatory (i.e. Mr. Bir Singh



Pundir), (ii) M/s Sagacious Conbuild Private Limited through Authorized Signatory (i.e. Mr. Bir Singh Pundir) AND (iii) M/s Park City Infrastructures through its Partner (i.e. Mr. Sanjeev Kumar Tyagi).

The Agreement to Sell is duly registered at the office of Sub-Registrar-I, Ghaziabad bearing Document No. 3689 in Book No. 1, Jild No. 12975, pages 265-300, on 03.06.2015.

- iii. Copy of Consortium Agreement executed by and between (i) M/s Emaar MGF Land Private Limited, (ii) M/s Active Promoters Private Limited, (iii) M/s Arman Promoters Private Limited, (iv) M/s Deep Jyoti Projects Private Limited, (v) M/s Dove Promoters Private Limited, (vi) M/s Gems Buildcon Private Limited, (vii) M/s Gyan Jyoti Estates Private Limited, (viii) M/s Gyan Kunj Constructions Private Limited, (ix) M/s Legend Buildcon Private Limited, (x) M/s Logical Developers Private Limited, (xi) M/s Logical Estates Private Limited, (xii) M/s Prosperous Buildcon Private Limited, (xiii) M/s Rose Gate Estates Private Limited, (xiv) M/s Sarvodaya Buildcon Private Limited, (xv) M/s Snow White Buildcon Private Limited, (xvi) M/s Sonex Projects Private Limited, (xvii) M/s Utility Estates Private Limited, (xviii) M/s Utkarsh Buildcon Private Limited, (xix) M/s Zonex Estates Private Limited, (xx) M/s Amar Deep Buildcon Private Limited.

The Consortium Agreement is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 122 in Book No. 1, Jild no. 790 pages 191-238, on 29.05.2006.

- iv. Copy of Consortium Agreement executed by and between (i) M/s Emaar MGF Land Private Limited, (ii) M/s Active Promoters Private Limited, (iii) M/s Arman Promoters Private Limited, (iv) M/s Deep Jyoti Projects Private Limited, (v) M/s Dove Promoters Private Limited, (vi) M/s Gems Buildcon Private Limited, (vii) M/s Gyan Jyoti Estates Private Limited, (viii) M/s Gyan Kunj Constructions Private Limited, (ix) M/s Legend Buildcon Private Limited, (x) M/s Logical Developers Private Limited, (xi) M/s Logical Estates Private Limited, (xii) M/s Prosperous Buildcon Private Limited, (xiii) M/s Rose Gate Estates Private Limited, (xiv) M/s Sarvodaya Buildcon Private Limited, (xv) M/s Snow White Buildcon Private Limited, (xvi) M/s Sonex Projects Private Limited, (xvii) M/s Utility Estates Private Limited, (xviii) M/s Utkarsh Buildcon Private Limited, (xix) M/s Zonex Estates Private Limited, (xx) M/s Amar Deep Buildcon Private Limited, (xxi) M/s Amar Gyan Development Private Limited, (xxii) M/s Juhi Promoters Private Limited, (xxiii) M/s Prosperous Construction Private Limited, (xxiv) M/s Sanskar Buildcon Private Limited, (xxv) M/s Sankalp Promoters Private Limited.



The Consortium Agreement is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 116 in Book No. 4, Jild no. 801 pages 259-278, on 23.05.2008.

- v. Copy of Addendum Consortium Agreement to the Consortium Agreement executed by and between (i) M/s Emaar MGF Land Private Limited, (ii) M/s Active Promoters Private Limited, (iii) M/s Arman Promoters Private Limited, (iv) M/s Deep Jyoti Projects Private Limited, (v) M/s Dove Promoters Private Limited, (vi) M/s Gems Buildcon Private Limited, (vii) M/s Gyan Jyoti Estates Private Limited, (viii) M/s Gyan Kunj Constructions Private Limited, (ix) M/s Legend Buildcon Private Limited, (x) M/s Logical Developers Private Limited, (xi) M/s Logical Estates Private Limited, (xii) M/s Prosperous Buildcon Private Limited, (xiii) M/s Rose Gate Estates Private Limited, (xiv) M/s Sarvodaya Buildcon Private Limited, (xv) M/s Snow White Buildcon Private Limited, (xvi) M/s Sonex Projects Private Limited, (xvii) M/s Utility Estates Private Limited, (xviii) M/s Utkarsh Buildcon Private Limited, (xix) M/s Zonex Estates Private Limited, (xx) M/s Amar Deep Buildcon Private Limited, (xxi) M/s Amar Gyan Development Private Limited, (xxii) M/s Juhi Promoters Private Limited, (xxiii) M/s Prosperous Construction Private Limited, (xxiv) M/s Sanskar Buildcon Private Limited, (xxv) M/s Sankalp Promoters Private Limited.

The Addendum Consortium Agreement to the Consortium Agreement is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 289 in Book No. 4, Jild No. 858 pages 213-236, on 10.09.2013.

- vi. Copy of Consortium Agreement executed by and between (i) M/s Park City Infrastructure, (ii) M/s Color City Homes Private Limited AND (iii) M/s Seema Housing Private Limited.

The Consortium Agreement is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 188 in Book No. 4, Jild No. 871 pages 335-348, on 03.06.2015.

- vii. Copy of Addendum Consortium Agreement to the Consortium Agreement executed by and between (i) M/s Emaar MGF Land Private Limited, (ii) M/s Active Promoters Private Limited, (iii) M/s Arman Promoters Private Limited, (iv) M/s Deep Jyoti Projects Private Limited, (v) M/s Dove Promoters Private Limited, (vi) M/s Gems Buildcon Private Limited, (vii) M/s Gyan Jyoti Estates Private Limited, (viii) M/s Gyan Kunj Constructions Private Limited, (ix) M/s Legend Buildcon Private Limited, (x) M/s Logical Developers Private Limited, (xi) M/s Logical Estates Private Limited, (xii) M/s Prosperous Buildcon Private Limited, (xiii) M/s Rose Gate Estates Private Limited, (xiv) M/s Sarvodaya Buildcon Private Limited, (xv) M/s Snow White Buildcon Private Limited, (xvi) M/s Sonex Projects Private Limited, (xvii) M/s Utility Estates Private Limited, (xviii) M/s Utkarsh Buildcon Private Limited, (xix) M/s Zonex Estates Private



Limited, (xx) M/s Amar Deep Buildcon Private Limited, (xxi) M/s Amar Gyan Development Private Limited, (xxii) M/s Jubi Promoters Private Limited, (xxiii) M/s Prosperous Construction Private Limited, (xxiv) M/s Sanskar Buildcon Private Limited, (xxv) M/s Sankalp Promoters Private Limited.

The Addendum Consortium Agreement to the Consortium Agreement is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 289 in Book No. 4, Jild No. 858 pages 213-236, on 10.09.2013.

- viii. Copy of Transfer Deed executed by (i) M/s Amar Deep Buildcon Private Limited, (ii) M/s Amar Gyan Development Private Limited, (iii) M/s Deep Jyoti Projects Private Limited, (iv) M/s Dove Promoters Private Limited, (v) M/s Gems Buildcon Private Limited, (vi) M/s Gyan Kunj Constructions Private Limited, (vii) M/s Logical Developers Private Limited, (viii) M/s Logical Estates Private Limited, (ix) M/s Prosperous Buildcon Private Limited, (x) M/s Prosperous Construction Private Limited, (xi) M/s Sankalp Promoters Private Limited, (xii) M/s Snow White Buildcon Private Limited, (xiii) M/s Utkarsh Buildcon Private Limited, (xiv) M/s Zonex Estates Private Limited in favour of **M/s Eclogue Conbuild Private Limited** in respect of Khasra nos. 1565, 1572, 1573, 1587, 1571 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 4.8800 Hectare.

The Transfer Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3487 in Book No. 1, Jild No. 11999 pages 211-332, on 09.05.2014.

- ix. Copy of Transfer Deed executed by (i) M/s Active Promoters Private Limited, (ii) M/s Amar Gyan Development Private Limited, (iii) M/s Arman Promoters Private Limited, (iv) M/s Deep Jyoti Projects Private Limited, (v) M/s Gyan Jyoti Estates Private Limited, (vi) M/s Legend Buildcon Private Limited, (vii) M/s Logical Developers Private Limited, (viii) M/s Logical Estates Private Limited, (ix) M/s Prosperous Buildcon Private Limited, (x) M/s Prosperous Construction Private Limited, (xi) M/s Zonex Estates Private Limited in favour of **M/s Sagacious Conbuild Private Limited** in respect of Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1572, 1573, 1589, 1598, 1587 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 4.8168 Hectare.

The Transfer Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3501 in Book No. 1, Jild No. 12001 pages 179-280, on 09.05.2014.

- x. Copy of Sale Deed executed by (i) Sh. Mahesh, (ii) Sh. Mahendra both sons of Sh. Kale in favour of **M/s Active Promoters Private Limited** in respect of Khasra no. 1565min situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.0670 Hectare.



The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3523 in Book No. 1, Jild No. 6063 pages 59-90, on 06.06.2005.

- xi. Copy of Sale Deed executed by (i) Sh. Kiranpal, (ii) Sh. Vedpal, (iii) Sh. Roopchand, (iv) Sh. Rajpal all sons of Late Sh. Harikishan, (v) Smt. Chameli wife of Late Sh. Harikishan, (vi) Sh. Jaipal son of Sh. Ramji Lal, (vii) Sh. Bheem Singh, (viii) Sh. Shish Pal, (ix) Sh. Bhure Singh, (x) Sh. Pooran all sons of Late Sh. Ramswaroop, (xi) Sh. Manesh, (xii) Sh. Suresh, (xiii) Sh. Babli all sons of Late Sh. Chitrapal, (xiv) Sh. Chandrapal, (xv) Sh. Srichand, (xvi) Sh. Surrender all sons of Late Sh. Kalu, (xvii) Smt. Rotinya wife of Late Sh. Kalu in favour of **M/s Prosperous Construction Private Limited** in respect of Khasra nos. 1565/2, 1566 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.738 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3714 in Book No. 1, Jild No. 6073 pages 321-370, on 15.06.2005.

- xii. Copy of Sale Deed executed by (i) Sh. Mangatram, (ii) Sh. Ramnu, (iii) Sh. Jagdish all sons of Sh. Khushi Ram in favour of **M/s Jaipuria Leo Software and System Private Limited** in respect of Khasra nos. 1568 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.917 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 5212 in Book No. 1, Jild No. 6161 pages 35-124, on 16.08.2005.

- xiii. Copy of Sale Deed executed by (i) Sh. Munesh, (ii) Sh. Subash both sons of Sh. Veerpal Singh in favour of **M/s Jaipuria Leo Software and System Private Limited** in respect of Khasra no. 1571 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.1315 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4903 in Book No. 1, Jild No. 6144 pages 11-44, on 30.01.2005.

- xiv. Copy of Sale Deed executed by Sh. Dulli son of Sh. Mukhtayar in favour of **M/s Jaipuria Duro Build Private Limited** in respect of Khasra no. 1598 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.14124 Hectare.



The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4891 in Book No. 1, Jild No. 6652 pages 365-404, on 03.06.2006.

- xv. Copy of Sale Deed executed by (i) Sh. Chhela Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Joginder@Bablu son of Sh. Jagdish in favour of **M/s Jaipuria Advance Technology Private Limited** in respect of Khasra no. 1587 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.14124 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4818 in Book No. 1, Jild No. 6139 pages 261-342, on 27.07.2008.

- xvi. Copy of Sale Deed executed by (i) Sh. Shela Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Jonendra@Bablu in favour of **M/s Logical Estate Private Limited** in respect of Khasra no. 1587 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 1.4325 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4816 in Book No. 1, Jild No. 6139 pages 213-244, on 27.07.2005.

- xvii. Copy of Sale Deed executed by (i) Sh. Ramnivas, (ii) Sh. Vinod both sons of Sh. Veerpal in favour of **M/s Vibhu Drinks Private Limited** in respect of Khasra no. 1571 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.0919 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3454 in Book No. 1, Jild No. 6058 pages 31-72, on 08.06.2005.

- xviii. Copy of Sale Deed executed by Sh. Risal son of Sh. Jaswant in favour of **M/s Vibhu Drinks Private Limited** in respect of Khasra no. 1586, 1584 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.620 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4371 in Book No. 1, Jild No. 6115 pages 1-42, on 12.01.2005.

- xix. Copy of Sale Deed executed by (i) Smt. Jasmali wife of Late Sh. Dilsukh, (ii) Sh. Dharampal, (iii) Sh. Ranpal, (iv) Sh. Brahampal all sons of Late Sh. Dilsukh in favour of **M/s Samag Construction Private Limited** in respect of Khasra no.



1598 [along with some other land parcel] situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.25465 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4161 in Book No. 1, Jild No. 6613 pages 67-144, on 09.05.2006.

- xx. Copy of Exchange Deed executed by and between **M/s Logical Developers Private Limited** & Sh. Amitabh Chaudhry son of Sh. Ajeet Kumar in respect of Khasra nos. 1568, 1571 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.966333 Hectare.

The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6067 in Book No. 1, Jild No. 6719 pages 1-274, on 10.07.2006.

- xxi. Copy of Sale Deed executed by (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamvati wife of Late Sh. Jagat Singh, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shibli, (xvii) Smt. Rumalo wife of Late Sh. Shibli, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Sh. Ratan Singh son of Sh. Bodal Singh through his Power of Attorney Smt. Mishro wife of Late Sh. Chaman Singh in favour of **M/s Prosperous Construction Private Limited** in respect of Khasra nos. 1569, 1570, 1589 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 2.314 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3731 in Book No. 1, Jild No. 6075 pages 121-248, on 15.06.2005.

- xxii. Copy of Exchange Deed executed by and between **M/s Vibhu Drinks Private Limited** & **M/s Snow White Buildcon Private Limited** in respect of Khasra no. 1571 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.0594 hectare.

The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6081 in Book No. 1, Jild No. 6722 pages 85-106, on 10.09.2006.



- xxiii. Copy of Sale Deed executed by (i) Sh. Mahesh, (ii) Sh. Malkhan both sons of Sh. Rajveer in favour of **M/s Zonex Estates Private Limited** in respect of Khasra no. 1572min situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.342 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 3958 in Book No. 1, Jild No. 6086 pages 371-408, on 25.06.2005.

- xxiv. Copy of Sale Deed executed by (i) Smt. Santo wife of Late Sh. Bahadur Singh, (ii) Sh. Subash son of Sh. Harpal Singh in favour of **M/s Logical Estate Private Limited** in respect of Khasra nos. 1573min situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.101 Hectare.

The Sale Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 4336 in Book No. 1, Jild No. 6112 pages 111-138, on 11.07.2005.

- xxv. Copy of Exchange Deed executed by and between **M/s Vibhu Drinks Private Limited & M/s Amardeep Buildcon Private Limited** in respect of Khasra no. 1586 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.36493 hectare.

The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6079 in Book No. 1, Jild No. 6721 pages 293-400, on 10.07.2006.

- xxvi. Copy of Exchange Deed executed by and between **M/s Jaipuria Advance Technology Private Limited & M/s Amar Gyan Development Private Limited** in respect of Khasra no. 1587 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.4455 Hectare.

The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6065 in Book No. 1, Jild No. 6718 pages 261-386, on 10.07.2006.

- xxvii. Copy of Exchange Deed executed by and between **M/s Jaipuria Duro Build Private Limited & M/s Active Promoters Private Limited** in respect of Khasra no. 1598 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.07691 Hectare.



The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6066 in Book No. 1, Jild No. 6718 pages 387-448, on 10.07.2006.

- xxviii. Copy of Exchange Deed executed by and between **M/s Samag Construction Limited & M/s Legend Buildcon Private Limited** in respect of Khasra no. 1598 situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP measuring 0.04615 Hectare.

The Exchange Deed is duly registered at the office of Sub-Registrar-1, Ghaziabad bearing Document No. 6178 in Book No. 1, Jild No. 6733 pages 375-392, on 12.07.2006.

- xxix. Copy of Environment Clearance bearing ref. no. 120/Parya/SEIAA/1240/2020 dated 12.06.2021 issued by State Level Environment Impact Assessment Authority, Uttar Pradesh to Sh. Ramnath Pandey, G.M., Emmar MGF Business Park in respect of land situated in Village Shahpur, Bamhetta and Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxx. Copy of Environment Clearance bearing ref. no. 1997/Parya/SEAC/1240/2011/DDY dated 12.10.2013 issued by State Level Environment Impact Assessment Authority, Uttar Pradesh to Sh. Ramnath Pandey, G.M., Emmar MGF Business Park in respect of land situated in Village Shahpur, Bamhetta and Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxxi. Copy of Pollution Clearance bearing letter no. F24943/C-1/NOC/G-894/2015 dated 28.01.2015 issued by Uttar Pradesh Pollution Control Board, Lucknow to M/s Utility Estates Private Limited in respect of land situated in Village Shahpur Bamhetta and Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxxii. Copy of Pollution Clearance bearing letter no. 151088/UPPCB/Ghaziabad(UPPCBRO)/CTO/both/GHAZIABAD/2022 dated 21.03.2022 issued by Uttar Pradesh Pollution Control Board, Lucknow to M/s Utility Estates Private Limited in respect of land situated in Village Shahpur Bamhetta and Mehrauli, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxxiii. Copy of Height Clearance bearing letter no. AAI/RHQ/NR/ATM/NOC/2022/178/696-699 dated 31.03.2022 and valid upto 30.03.2030 issued by Airports Authority of India to M/s Utility Estates Private Limited in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxxiv. Copy of Fire Clearance bearing letter no. 117/JD/FAS/Lucknow-17(Ghazi)/294/420 dated 04.07.2017 issued by Joint Office Registrar, Fire



Service, Lucknow to M/s Utility Estates Private Limited in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.

- xxxv. Copy of Fire Clearance bearing letter no. UIT-2014/480/GJDB/Ghaziabad/24/JD/Aur-103/13/189 dated 15.06.2014 issued by Joint Office Registrar, Fire Service, Lucknow to M/s Utility Estates Private Limited in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.
- xxxvi. Copy of Approval of Building Plans/Maps bearing letter no. 04/M.P./2014 dated 31.07.2014 issued by Ghaziabad Development Authority to M/s Utility Estates Private Limited, Lead Member of M/s Emmar MGF Land Limited (Consortium) in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP and valid up to a period of 5 years.
- xxxvii. Copy of Approval of Building Plans/Maps bearing letter no. 88/Master Plan Zone-5/17 dated 19.07.2017 issued by Ghaziabad Development Authority to **M/s Utility Estates Private Limited**, Lead Member of M/s Emmar MGF Land Limited (Consortium) in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP and valid up to a period of 5 years.
- xxxviii. Copy of Khatauni for the fasli years of 1412-1417, 1418-1423 & 1424-1429 of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP.

2. SEARCHES CONDUCTED

- a. We have caused necessary searches to be taken at the office of the Sub-Registrar-1, Ghaziabad and concerned Patwari of village Shahpur Bamhetta, Tehsil & District Ghaziabad, UP by making payment of the necessary charges.
- b. The Owner is a partnership firm and therefore ROC of the same is not possible.
- c. For the purpose of conducting negative searches in respect of the Said Land at the Civil Court, it was informed that the Civil Court has no practice of maintaining register with land survey number for the purpose of negative searches.

3. CHAIN OF TITLE (I.E. 19 YEAR CHAIN) OF SAID LAND:-

- a. That, the title chain of Said Land is given below:
 - i. **CHAIN OF KHASRA NO. 1565 (0.0670 Sq. Mtrs.)**



- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00833, (i) **Sh. Baburam**, (ii) **Sh. Prakash**, (iii) **Sh. Mahesh**, (iv) **Sh. Mahendra all sons of Sh. Kale** were the joint recorded owners of the land measuring 0.2350 hectare comprised in Khasra no. 1565/1min (ad-measuring 0.1340 hectare), & Khasra no.2123min (ad-measuring 0.1010 hectare) situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, (i) Sh. Mahesh, (ii) Sh. Mahendra both sons of Sh. Kale sold the land measuring 0.0670 hectare i.e. $\frac{1}{2}$ share of the total land measuring 0.1340 hectare comprised in Khasra no. 1565min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Active Promoters Private Limited** vide sale deed bearing registration no. 3523 dated 06.06.2005.
- That the vide order dated 29.03.2006 passed by Naib Tehsildar, in case /Misal no. 1500, the name of M/s Active Promoters Pvt. Ltd. was mutated in Khata no. 833 in the Khatauni for the *fasli* year of 1412-1417.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00279, (i) **M/s Active Promoters Private Limited**, (ii) M/s Logical Developers Private Limited, (iii) M/s Shaurya Tower Private Limited were the joint recorded owners of the land measuring 0.1340 hectare comprised in Khasra no. 1565/1min situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- Upon review of the aforesaid khatauni, we note that vide order dated 14.07.2014 and decree dated 23.07.2014 passed by court of *Pargandhikari* (Sub-Division Officer), Ghaziabad in case no. T2014112801539 the aforesaid khasra number divided in to three parts and part one i.e. khasra number 1565/1north measuring 0.1005 hectare fall in the share of M/s Active Promoters Private Limited & M/s Logical Developers Private Limited.
- That, M/s Active Promoters Private Limited (along with various other land owners) transferred the land measuring 0.0670 hectare i.e. $\frac{1}{2}$ share of the total land measuring 0.1340 hectare comprised in Khasra no. 1565min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of **M/s Sagacious Conbuild Private Limited** vide Transfer Deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.



- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02071, (i) M/s Sagacious Conbuild Pvt. Ltd. & (ii) M/s Incredible Infrastructure Pvt. Ltd. were the joint recorded owners of the land measuring **0.1005 hectare** comprised in Khasra no. 1565/1north situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

ii. CHAIN OF KHASRA NO. 1566 (0.4050 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00217, (i) Sh. Kiranpal, (ii) Sh. Vedpal, (iii) Sh. Roopchand, (iv) Sh. Rajpal all sons of Late Sh. Harikishan, (v) Smt. Chameli wife of Late Sh. Harikishan, (vi) Sh. Jaipal son of Sh. Ramji Lal, (vii) Sh. Bheem Singh, (viii) Sh. Shish Pal, (ix) Sh. Bhure Singh, (x) Sh. Pooran all sons of Late Sh. Ramswaroop, (xi) Sh. Munesh, (xii) Sh. Suresh, (xiii) Sh. Babli all sons of Late Sh. Chattar Pal, (xiv) Sh. Chandrapal, (xv) Sh. Srichand, (xvi) Sh. Surrender all sons of Late Sh. Kalu, (xvii) Smt. Rotinya wife of Late Sh. Kalu, (xviii) Smt. Panni wife of Late Sh. Chattar Pal were the joint recorded owners of the land measuring 1.2330 hectare comprised in Khasra nos. 1565/2(0.3330 hectare), **1566 (0.4050 hectare)**, 1929min (0.4950 hectare) situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, (i) Sh. Kiranpal, (ii) Sh. Vedpal, (iii) Sh. Roopchand, (iv) Sh. Rajpal all sons of Late Sh. Harikishan, (v) Smt. Chameli wife of Late Sh. Harikishan, (vi) Sh. Jaipal son of Sh. Ramji Lal, (vii) Sh. Bheem Singh, (viii) Sh. Shish Pal, (ix) Sh. Bhure Singh, (x) Sh. Pooran all sons of Late Sh. Ramswaroop, (xi) Sh. Munesh, (xii) Sh. Suresh, (xiii) Sh. Babli all sons of Late Sh. Chitrapal, (xiv) Sh. Chandrapal, (xv) Sh. Srichand, (xvi) Sh. Surrender all sons of Late Sh. Kalu, (xvii) Smt. Rotinya wife of Late Sh. Kalu, (xviii) Smt. Panni wife of Late Sh. Chattar Pal sold the land measuring 0.738 hectare comprised in Khasra nos. 1565/2(0.3330 hectare), **1566 (0.4050 hectare)** situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s **Prosperous Construction Private Limited** vide sale deed bearing registration no. 3714 dated 15.06.2005.



- That the vide order dated 23.07.2005 passed by Naib Tehsildar, in case /Misal no. 958, the name of M/s Prosperous Construction Private Limited was mutated in Khata no. 217 in the Khatauni for the *fasli* year of 1412-1417.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, **M/s Prosperous Construction Private Limited** was the recorded owner of the land measuring **0.4050 hectare** comprised in Khasra no. 1566 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, M/s Prosperous Construction Private Limited (*along with various other land owners*) transferred the land measuring **0.04050 hectare** comprised in Khasra no. 1566 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of **M/s Sagacious Conbuild Private Limited** vide Transfer Deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, **M/s Sagacious Conbuild Private Limited** was the recorded owner of the land measuring **0.4050 hectare** comprised in Khasra no. 1566 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

iii. CHAIN OF KHASRA NO. 1567 (0.668 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01128, (i) Madan Pal, (ii) Sh. Chaila Ram, (iii) Sh. Jaiveer all sons of Sh. Ramchandra, (iv) Sh. Jonendra @ Bablu son of Sh. Jagdish were the joint recorded owners of the land measuring **0.0890 hectare** comprised in Khasra no. 1567 [along with some other land parcel] situated in the revenue



estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- That, (i) Sh. Chaila Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Jonendra@Bablu son of Sh. Jagdish sold the land measuring **0.06675 hectare** i.e. 3/4th share in the total land measuring 0.0890 hectare comprised in Khasra no. 1567 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Logical Estate Private Limited** vide sale deed bearing registration no. 4816 dated 27.07.2005.
- That the vide order dated 29.08.2005 passed by Naib Tehsildar, in case /Misal no. 1222, the name of M/s Logical Estate Private Limited was mutated in Khata no. 1128 in the Khatauni for the *fasli* year of 1412-1417.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02351, (i) **M/s Logical Estates Private Limited**, (ii) M/s Jaipuria Advance Technology Private Limited were the joint recorded owners of the land measuring **0.0890 hectare comprised in Khasra no. 1567** situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, M/s Logical Estates Private Limited (*along with various other land owners*) transferred the land measuring 0.0668 hectare comprised in Khasra no. 1567 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00796, (i) M/s Jaipuria Advance Technology Private Limited, (ii) **M/s Sagacious Conbuild Pvt. Ltd.** were the joint recorded owners of the land measuring **0.0890 hectare** comprised in Khasra no. 1567 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.



iv. CHAIN OF KHASRA NO. 1568 (0.2210 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01105, (i) **Sh. Mangatram**, (ii) **Sh. Ramnu**, (iii) **Sh. Jagdish all sons of Sh. Khushi Ram** were the joint recorded owners of the land measuring **0.4930 hectare** comprised in Khasra no. 1568 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That (i) Sh. Mangatram, (ii) Sh. Ramnu, (iii) Sh. Jagdish all sons of Sh. Khushi Ram sold the land measuring **0.493 hectare** comprised in Khasra no. 1568 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Jaipuria Leo Software and System Private Limited** vide sale deed bearing registration no. 5212 dated 16.08.2005. It is noted that the total land purchased through the above said sale deed is 0.0917 hectare.
- That, **M/s Jaipuria Leo Software and System Private Limited** transferred/exchanged the land measuring **0.493 hectare** comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of **M/s Logical Developers Private Limited** vide Exchange Deed bearing registration no. 6067 dated 10.07.2006.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00708, **M/s Jaipuria Leo Software and System Private Limited** was the recorded owner of the land measuring **0.4930 hectare** comprised in Khasra no. 1568 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That the vide order dated 27.10.2015 passed by SDM, Ghaziabad in case no. T201511280110, the name of M/s Logical Developers Pvt. Ltd. was mutated in the Khatauni for the *fasli* year of 1418-1423.
- That M/s Logical Developers Private Limited (*along with various other land owners*) transferred the land measuring **0.4930 hectare** comprised in Khasra no. 1568 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.



- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00812, **M/s Jaipuria Leo Software and System Private Limited** was the recorded owner of the land measuring **0.4930 hectare** comprised in Khasra no. 1568 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the *fasli* year of 1424-1429.

v. CHAIN OF KHASRA NO. 1569 (0.3850 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra & (v) Sh. Roshan all sons of Sh. Likhi, (vi) Sh. Satpal & (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shiblu, (xvi) Smt. Rumalo wife of Late Sh. Shiblu, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandal wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring **0.3920 hectare** comprised in Khasra no. 1569 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. **(i)** Smt. Dharamwati Devi (wife), **(ii)** Kapil, **(iii)** Deepak, (both minors sons) and their names were duly vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the *fasli* year of 1412-1417.
- That, (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamwati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely *Kapil and Deepak*, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh.



Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shiblu, (xvii) Smt. Rumalo wife of Late Sh. Shiblu, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash (through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandal wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring **0.3920 hectare** comprised in Khasra no. 1569 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to **M/s Prosperous Construction Private Limited** vide sale deed bearing registration no. 3731 dated 15.06.2005. It is noted that the total land purchased through the above said sale deed is 2.314 hectare.

- **Upon review of the above said sale deed, we note that Smt. Mishro wife of Sh. Chaman Singh executed the aforesaid sale deed through her Power of Attorney Sh. Ratan Singh son of Sh. Bodal Singh. It is noted that the copy of the power of attorney has not been provided to us for our review.**
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, **M/s Prosperous Construction Private Limited** was the recorded owner of the land measuring **0.3920 hectare** comprised in Khasra no. 1569 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That M/s Prosperous Construction Private Limited (*along with various other land owners*) transferred the land measuring **0.3920 hectare** comprised in Khasra no. 1569 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the *fasli* year of 1424-1429.



- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, **M/s Sagacious Conbuild Pvt. Ltd.** was the recorded owner of the land measuring **0.3920 hectare** comprised in Khasra no. 1569 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

vi. CHAIN OF KHASRA NO. 1570 (0.4050 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra & (v) Sh. Roshan all sons of Sh. Likhli, (vi) Sh. Satpal & (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shiblu, (xvi) Smt. Rumalo wife of Late Sh. Shiblu, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring **0.4050** comprised in Khasra no. 1570 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. (i) Smt. Dharamwati Devi (wife), (ii) Kapil, (iii) Deepak, (both minors sons) and their names were duly vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the *fasli* year of 1412-1417.
- That, (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamvati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely *Kapil and Deepak*, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhli, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shiblu, (xvii) Smt. Rumalo wife of Late Sh. Shiblu, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash



(through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring **0.4050 hectare** comprised in Khasra no. 1570 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to **M/s Prosperous Construction Private Limited** vide sale deed bearing registration no. 3731 dated 15.06.2005. It is noted that the total land purchased through the above said sale deed is 2.314 hectare.

- **Upon review of the above said sale deed, we note that Smt. Mishro wife of Sh. Chaman Singh executed the aforesaid sale deed through her Power of Attorney Sh. Ratan Singh son of Sh. Bodal Singh. It is noted that the copy of the power of attorney has not been provided to us for our review.**
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, **M/s Prosperous Construction Private Limited** was the recorded owner of the land measuring **0.4050 hectare** comprised in Khasra no. 1570 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That M/s Prosperous Construction Private Limited (*along with various other land owners*) transferred the land measuring **0.4050 hectare** comprised in Khasra no. 1570 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the *fasli* year of 1424-1429.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, **M/s Sagacious Conbuild Pvt. Ltd.** was the recorded owner of the land measuring **0.4050 hectare** comprised in Khasra no. 1570 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.



vii. **CHAIN OF KHASRA NO. 1571 (0.0194 Sq. Mtrs.) -Part A**

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01923, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Ram Niwas, (v) Sh. Vinod, (vi) Sh. Pramod, (vii) Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas (minor) all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Sh. Rajendra, (xvi) Sh. Mukesh, (xvii) Sh. Rakesh all sons of Sh. Tejpal were the joint recorded owners of the land measuring **0.2910 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, Sh. Munesh and Sh. Subash both sons of Sh. Veerpal Singh sold the their 1/15 share (**0.0194 Sq. Mtrs.**) out of the total land measuring 0.2910 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Jaipuria Leo Software and System Private Limited** vide sale deed bearing registration no. 4903 dated 30.01.2005. It is noted that the total land purchased through the above said sale deed is 0.1315 hectare.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02646, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Pramod, (v) Sh. Munesh, (vi) Sh. Naresh all sons of Sh. Veerpal, (vii) Sh. Sisram Singh, (viii) Sh. Bhopal Singh both sons of Sh. Ramlal, (ix) Sh. Arun, (x) Sh. Manish, (xi) Sh. Vikas all sons of Sh. Prem Singh, (xii) Sh. Rameshwari wife of Sh. Prem Singh, (xiii) Sh. Rajendra, (xiv) Sh. Mukesh both sons of Sh. Tejpal, (xv) M/s Vihhu Drinks Private Limited, (xvi) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring **0.2910 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That the vide order dated 04.04.2012 passed by Naib Tehsildar, in case /Misal no. 1905, the name of M/s Jaipuria Leo Software and System Private Limited was mutated in the Khatauni for the *fasli* year of 1418-1423.
- Thereafter, vide order dated 23.11.2013, passed by Naib Tehsildar, the aforesaid mutation order cancelled due to some error and vide order dated 23.11.2013 in case /Misal no. 1905, the name of M/s Jaipuria Leo Software



and System Private Limited was mutated in the Khatauni for the *fasli* year of 1418-1423.

- That, **M/s Jaipuria Leo Software and System Private Limited** transferred/exchanged the land measuring **0.493 hectare** comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of **M/s Logical Developers Private Limited** vide Exchange Deed bearing registration no. 6067 dated 10.07.2006.
- That the vide order dated 27.10.2015 passed by SDM, Ghaziabad in case no. T201511280110, the name of M/s Logical Developers Pvt. Ltd. was mutated in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00081, (i) Sh. Amit Kumar son of Sh. Hem Singh, (ii) Smt. Swati, (iii) Smt. Sushma both daughters of Sh. Hem Singh, (iv) Sh. Omvir son of Sh. Rishpal, (v) Sh. Subash, (vi) Sh. Pramod, (vii) Sh. Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Rajnder and (xvi) Mukesh both sons of Sh. Tejpal, (xvii) M/s Vibhu Drinks Private Limited, (xviii) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring **0.02910 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- Upon review of the aforesaid Khatauni, we note that despite the aforesaid mutation name of the **M/s Logical Developers Pvt. Ltd.** not reflected in the Khatauni for the *fasli* year of 1424-1429 as the co-Owner of the khasra number 1571.
- That M/s Logical Developers Pvt. Ltd. (along with various other land owners) transferred the land measuring **0.0194 hectare** comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Eclogue Conbuild Private Limited** vide transfer deed bearing registration no. 3487 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8800 hectare.



viii. **CHAIN OF KHASRA NO. 1571 (0.0194 Sq. Mtrs.) -Part B**

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01923, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Ram Niwas, (v) Sh. Vinod, (vi) Sh. Pramod, (vii) Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas (minor) all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Sh. Rajendra, (xvi) Sh. Mukesh, (xvii) Sh. Rakesh all sons of Sh. Tejpal were the joint recorded owners of the land measuring **0.2910 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, Sh. Ramnivas, and Sh. Vinod both sons of Sh. Veerpal sold their 1/15 share (**0.0194 Sq. Mtrs.**) out of the total land measuring 0.2910 hectare comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Vibhu Drinks Private Limited** vide sale deed bearing registration no. 3454 dated 08.06.2005. It is noted that the total land purchased through the above said sale deed is 0.0919 hectare.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02646, (i) Sh. Hem Singh, (ii) Sh. Omvir both sons of Sh. Rishpal, (iii) Sh. Subash, (iv) Sh. Pramod, (v) Sh. Munesh, (vi) Sh. Naresh all sons of Sh. Veerpal, (vii) Sh. Sisram Singh, (viii) Sh. Bhopal Singh both sons of Sh. Ramlal, (ix) Sh. Arun, (x) Sh. Manish, (xi) Sh. Vikas all sons of Sh. Prem Singh, (xii) Sh. Rameshwari wife of Sh. Prem Singh, (xiii) Sh. Rajendra, (xiv) Sh. Mukesh both sons of Sh. Tejpal, (xv) **M/s Vibhu Drinks Private Limited**, (xvi) **M/s Amardeep Buildcon Pvt. Ltd.** were the joint recorded owners of the land measuring **1.1760 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, **M/s Vibhu Drinks Private Limited** transferred/exchanged the land measuring **0.0194 hectare** comprised in Khasra no. 1568 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of **M/s Snow White Buildcon Private Limited** vide Exchange Deed bearing registration no. 6081 dated 10.07.2006.



- That the vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T2015112801233, the name of M/s Snow White Buildcon Pvt. Ltd. was mutated in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00081, (i) Sh. Amit Kumar son of Sh. Hem Singh, (ii) Smt. Swati, (iii) Smt. Sushma both daughters of Sh. Hem Singh, (iv) Sh. Omvir son of Sh. Rishpal, (v) Sh. Subash, (vi) Sh. Pramod, (vii) Sh. Munesh, (viii) Sh. Naresh all sons of Sh. Veerpal, (ix) Sh. Sisram Singh, (x) Sh. Bhopal Singh both sons of Sh. Ramlal, (xi) Sh. Arun, (xii) Sh. Manish, (xiii) Sh. Vikas all sons of Sh. Prem Singh, (xiv) Sh. Rameshwari wife of Sh. Prem Singh, (xv) Rajnder and (xvi) Mukesh both sons of Sh. Tejpal, (xvii) **M/s Vibhu Drinks Private Limited**, (xviii) M/s Amardeep Buildcon Pvt. Ltd. were the joint recorded owners of the land measuring **0.02910 hectare** comprised in Khasra no. 1571 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- Upon review of the aforesaid Khatauni, we note that despite the aforesaid mutation name of the M/s Snow White Buildcon Pvt. Ltd. not reflected in the Khatauni for the *fasli* year of 1424-1429 as the co-Owner of the khasra number 1571.
- That M/s Snow White Buildcon Pvt. Ltd. [along with various other land owners] transferred the land measuring **0.0194 hectare** comprised in Khasra no. 1571 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Eclogue Conbuild Private Limited vide transfer deed bearing registration no. 3487 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8800 hectare.

ix. CHAIN OF KHASRA NO. 1572 (0.1520 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01195, (i) Sh. Mahesh and (ii) Sh. Malkhan both son of Sh. Rajveer was the joint recorded owners of the land measuring **0.1520 hectare** comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That Sh. Mahesh and Sh. Malkhan both sons of Sh. Rajveer sold the land measuring 0.152 hectare comprised in Khasra no. 1572min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to



M/s Zonex Estates Private Limited vide sale deed bearing registration no. 3958 dated 25.06.2005. It is noted that the total land purchased through the above said sale deed is 0.342 hectare.

- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00767, **M/s Zonex Estates Private Limited** was the recorded owner of the land measuring **0.152 hectare** comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That **M/s Zonex Estates Private Limited** (along with various other land owners) transferred the land measuring **0.152 hectare** comprised in Khasra no. 1572min situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of **M/s Sagacious Conbuild Pvt. Ltd.** was mutated in Khata no. 708 in the Khatauni for the *fasli* year of 1424-1429.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, **M/s Sagacious Conbuild Private Limited** was the recorded owner of the land measuring **0.152 hectare** comprised in Khasra no. 1572min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

x. CHAIN OF KHASRA NO. 1573 (0.1010 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01873, (i) Smt. Santo wife of Late Sh. Bahadur Singh, (ii) Sh. Subash son of Sh. Harpal Singh was the joint recorded owners of the land measuring **0.1010 hectare** comprised in Khasra nos. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That Smt. Santo and Sh. Subash sold the land measuring 0.1010 hectare comprised in Khasra no. 1573min situated in village Shahpur Bamhetta,



Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Logical Estate Private Limited** vide sale deed bearing registration no. 4336 dated 11.07.2005.

- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02349, **M/s Logical Estates Private Limited** was the recorded owner of the land measuring **0.1010 hectare** comprised in Khasra no. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That M/s Logical Estate Private Limited (*along with various other land owners*) transferred the land measuring **0.1010 hectare** comprised in Khasra no. 1573 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the *fasli* year of 1424-1429.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, **M/s Sagacious Conbuild Private Limited** was the recorded owner of the land measuring **0.1010 hectare** comprised in Khasra no. 1573min [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

xi. CHAIN OF KHASRA NO. 1586 (0.0160 Sq. Mtrs.)

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01286, **Sh. Risal son of Sh. Jaswant** was the recorded owner of the land measuring **0.3540 hectare** comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That Sh. Risal son of Sh. Jaswant sold the land measuring **0.354 hectare** comprised in Khasra no. **1586** situated in village Shahpur Bamhetta,



Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Vibhu Drinks Private Limited** vide sale deed bearing registration no. 4371 dated 12.01.2005.

- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02483, **M/s Vibhu Drinks Private Limited** was the recorded owner of the land measuring **0.3540 hectare** comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, M/s Vibhu Drinks Private Limited transferred/exchanged the land measuring 0.354 hectare comprised in Khasra nos. 1586 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in favour of **M/s Amardeep Buildcon Private Limited** vide Exchange Deed bearing registration no. 6079 dated 10.07.2006. It is noted that the total land transferred through the above said Transfer Deed is 0.36493 hectare.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02819, M/s Vibhu Drinks Private Limited was the recorded owner of the land measuring **0.3540 hectare** comprised in Khasra no. 1586 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That the vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T2015112801231, the name of M/s Amardeep Buildcon Private Limited was mutated in the Khatauni for the *fasli* year of 1424-1429.
- That M/s Amardeep Buildcon Pvt. Ltd. (along with various other land owners) transferred the land measuring **0.2360 hectare** comprised in Khasra no. 1586 (out of the 0.3540 hectare) situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Eclogue Conbuild Private Limited** vide transfer deed bearing registration no. 3487 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8800 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016525, the name of M/s Eclogue Conbuild Pvt. Ltd. was mutated in Khata no. 1219 in the Khatauni for the *fasli* year of 1424-1429.
- It is noted that out of the 0.2360 Sq. Mtrs. the area measuring 0.0160 Sq. Mtrs. covered under the abovesaid plot no. GH-3/4 and proposed purchased FSI.



xii. **CHAIN OF KHASRA NO. 1587(0.1290 Sq. Mtrs.)**

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01128, (i) Madan Pal, (ii) Sh. Chaila Ram, (iii) Sh. Jaiveer all sons of Sh. Ramchandra, (iv) Sh. Jonendra @ Bablu son of Sh. Jagdish were the joint recorded owners of the land measuring **0.3920 hectare** comprised in Khasra no. 1587 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, (i) Sh. Chaila Ram, (ii) Sh. Jaiveer both sons of Sh. Ramchandra, (iii) Sh. Jonendra@Bablu son of Sh. Jagdish sold the land measuring **0.294 hectare** i.e. 3/4th share in the total land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Jaipuria Advance Technology Private Limited** vide sale deed bearing registration no. 4818 dated 27.07.2008.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00698, (i) M/s Jaipuria Cosmetic Pvt. Ltd., (ii) **M/s Jaipuria Advance Technology Private Limited** were the joint recorded owners of the land measuring **0.3920 hectare** comprised in Khasra no. 1587 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That, M/s Jaipuria Advance Technology Private Limited transferred/exchanged the land measuring **0.294 hectare** i.e. 3/4th share in the total land measuring 0.3920 hectare comprised in Khasra no. 1587 [along with some other land parcel] situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad in favour of **M/s Amar Gyan Development Private Limited** vide Exchange Deed bearing registration no. 6065 dated 10.07.2006.
- That the vide order dated 27.01.2015 passed by SDM, Ghaziabad in case no. T20151128016, the name of M/s Amar Gyan Development Private Limited was mutated in the Khatauni for the *fasli* year of 1418-1423.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00800, (i) M/s Jaipuria Cosmetic Pvt. Ltd., (ii) **M/s Jaipuria Advance Technology Private Limited** were the joint recorded owners of the land measuring **0.3920 hectare** comprised in Khasra no. 1587 [along with



some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.

- Upon review of the aforesaid Khatauni, we note that despite the aforesaid mutation name of the M/s Amar Gyan Development Pvt. Ltd. not reflected in the Khatauni for the fasli year of 1424-1429 as the co-Owner of the khasra number 1587.
- That M/s Amar Gyan Development Private Limited (along with various other land owners) transferred the land measuring **0.1290 hectare** comprised in Khasra no. 1587(out of the 0.294 hectare) situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 279 in the Khatauni for the fasli year of 1424-1429.

xiii. CHAIN OF KHASRA NO. 1598(0.0234 Sq. Mtrs.) AND

xiv. CHAIN OF KHASRA NO. 1598(0.0390 Sq. Mtrs.)

- As per the Khatauni for the fasli year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00402, (i) Sh. Jagpat Singh & (ii) Sh. Bansha both son of Sh. Muthra, (iii) Smt. Jasmali wife of Late Sh. Dilsukh, (iv) Sh. Dharampal, (v) Sh. Ranpal, (vi) Sh. Brahampal all sons of Late Sh. Dilsukh, (vii) Sh. Ramesh, (viii) Sh. Devender, (ix) Sh. Rajendra all sons of Sh. Charta, (x) Mani Ram, (xi) Aflatun, (xii) Sh. Jaipal Singh, (xiii) Sh. Jai Singh, (xiv) Rejender all sons of Sh. Tara, (xvii) Sh. Amarpal Singh son of Sh. Deshraj Singh, (xviii) Sh. Krishanpal Singh son of Sh. Harichand, (xix) Sh. Moosi son of Sh. Shera, (xx) Sh. Chatarpal & (xxi) Sh. Vedpal both sons of Sh. Sukha, (xxif) Sh. Dulli son of Sh. Mukhtyar, (xxiii) Smt. Murti widow of Sh. Mukhtayar, (xxiv) Sh. Sanjay son of Sh. Charta (xxv) Sh. Sanjay and (xxvi) Sh. Bharat both sons of Sh. Harichand, were the joint recorded owners of the land measuring **0.4680 hectare** comprised in Khasra no. 1598 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That (i) Smt. Jasmali wife of Late Sh. Dilsukh, (ii) Sh. Dharampal, (iii) Sh. Ranpal, (iv) Sh. Brahampal all sons of Late Sh. Dilsukh sold the land



measuring **0.0234 Sq. Mtrs.** i.e. 1/20 share of land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Samag Construction Private Limited** vide sale deed bearing registration no. 4161 dated 09.05.2006. It is noted that the total land purchased through the above said Sale Deed is 0.25465 hectare.

- That, Sh. Dulli son of Sh. Mukhtayar sold the land measuring **0.0390 Sq. Mtrs.** i.e. 1/12 share of land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Jaipuria Duro Build Private Limited** vide sale deed bearing registration no. 4891 dated 03.06.2006. It is noted that the total land purchased through the above said Sale Deed is 0.14124 hectare.
- As per the Khatauni for the *fasli* year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00731, (i) Sh. Jaiveer, (ii) Sh. Dharam Singh both sons of Sh. Jagpat Singh, (iii) Sh. Bansha son of Sh. Muthira, (iv) Sh. Aflatun, (v) Sh. Jaipal Singh, (vi) Sh. Jai Singh all sons of Sh. Tara, (vii) Sh. Amarpal Singh son of Sh. Deshraj Singh, (viii) Sh. Krishanpal Singh son of Sh. Harichand, (ix) Sh. Moosi son of Sh. Shera, (x) Sh. Chatarpal, (xi) Sh. Vedpal both sons of Sh. Sukha, (xii) Smt. Murti wife of Sh. Mukhtayar, (xiii) Sh. Sanjay, (xiv) Sh. Bharat both sons of Sh. Harichand, (xv) Sh. Ramesh, (xvi) Sh. Suresh, (xvii) Sh. Satish, (xviii) Sh. Mahesh all sons of Sh. Maniram, (xix) Smt. Mohri wife of Sh. Maniram, (xx) Sh. Chandrahas, (xxi) Sh. Ravinder both sons of Sh. Rajender, (xxii) Smt. Ramesh Devi wife of Sh. Rajendra, (xxiii) Sh. Ramesh, (xxiv) Sh. Devender, (xxv) Sh. Rajendra, (xxvi) Sh. Sanjay, (xxvii) **M/s Samag Construction Limited**, (xxviii) **M/s Jaipuria Duro Build Pvt. Ltd.** were the joint recorded owners of the land measuring **0.4680 hectare** comprised in Khasra no. 1598 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- Upon review of the aforesaid khatauni, we note that vide order dated 14.07.2014 and decree dated 23.07.2014 passed by court of *Pargandhikari* (Sub-Division Officer), Ghaziabad in case no. T2014112801539 the aforesaid khasra number divided into four parts and part one i.e. khasra number 1598min south measuring 0.0390 hectare fall in the share of M/s Jaipuria Duro Build Pvt. Limited & part no. 2 i.e. khasra number 1598min south central measuring 0.0234 hectare fall in the share of M/s Samag Construction Limited.
- Thereafter, **M/s Samag Construction Limited** transferred/exchanged their 1/20th share i.e. land measuring 0.0234 Sq. Mtrs. out of the total land



measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in faovur of **M/s Legend Buildcon Private Limited** vide Exchange Deed bearing registration no. 6178 dated 12.07.2006.

- And **M/s Jaipuria Duro Build Private Limited** also transferred/exchanged their 1/12 share i.e. land measuring 0.0390 Sq. Mtrs. out of the total land measuring 0.4680 hectare comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP in faovur of **M/s Active Promoters Private Limited** vide Exchange Deed bearing registration no. 6066 dated 10.07.2006.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00805, **M/s Jaipuria Duro Build Pvt. Ltd.** was the recorded owner of the land measuring **0.0390 hectare** comprised in Khasra no. 1598min south [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- As per the Khatauni for the *fasli* year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 03231, **M/s Samag Construction Limited** was the recorded owner of the land measuring **0.0234 hectare** comprised in Khasra no. 1598min south central [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That **M/s Legend Buildcon Private Limited** & **M/s Active Promoters Private Limited** (*along with various other land owners*) transferred their respective land measuring **0.0234 hectare** & **0.0390 hectare** (respectively) comprised in Khasra no. 1598 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to **M/s Sagacious Conbuild Private Limited** vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.
- That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of **M/s Sagacious Conbuild Pvt. Ltd.** was mutated in Khata no. 279 in the Khatauni for the *fasli* year of 1424-1429.



xv. **CHAIN OF KHASRA NO. 1589 (0.2400 Sq. Mtrs.)**

- As per the Khatauni for the *fasli* year of 1412-1417 (2004-2009) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 00525, (i) Sh. Damodar son of Sh. Gullu, (ii) Sh. Jagat Singh son of Sh. Gullu, (iii) Sh. Moolchand, (iv) Sh. Mahendra & (v) Sh. Roshan all sons of Sh. Likhi, (vi) Sh. Satpal & (vii) Sh. Suresh both sons of Sh. Leeldhar, (viii) Sh. Baldev Singh of Sh. Nayadar, (ix) Sh. Khajan, (x) Sh. Leela Dhar both sons of Sh. Balwant, (xi) Sh. Udayveer, (xii) Sh. Rajbir & (xiii) Sh. Vijay Singh all sons of Sh. Rampal, (xiv) Sh. Vinod Kumar son of Sh. Ischaram, (xv) Sh. Pala son of Sh. Shibli, (xvi) Smt. Rumalo wife of Late Sh. Shibli, (xvii) Sh. Ramesh, (xviii) Sh. Rajinder, (xix) Sh. Devendra, (xx) Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash, (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh were the joint recorded owners of the land measuring **0.3410** comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.
- That consequent to the death of Sh. Jagat Singh, his share in the above said land devolved in favour of his legal heirs viz. (i) Smt. Dharamwati Devi (wife), (ii) Kapil, (iii) Deepak, (both minors sons) and their names were duly vide order dated 25.04.2005 passed by Revenue Inspector in Khatauni for the *fasli* year of 1412-1417.
- That, (i) Sh. Damodar son of Sh. Gullu, (ii) Smt. Dharamwati wife of Late Sh. Jagat Singh herself and as a legal guardian of minors sons namely *Kapil and Deepak*, (iii) Sh. Jagat Singh, (iv) Sh. Moolchand, (v) Sh. Mahendra, (vi) Sh. Roshan all sons of Sh. Likhi, (vii) Sh. Satpal, (viii) Sh. Suresh both sons of Sh. Leeldhar, (ix) Sh. Baldev Singh of Sh. Yadre, (x) Sh. Khajan, (xi) Sh. Leela Dhar both sons of Sh. Balwant, (xii) Sh. Udayveer, (xiii) Sh. Rajbir, (xiv) Sh. Vijay Singh all sons of Sh. Rampal, (xv) Sh. Vinod Kumar son of Sh. Incharam, (xvi) Sh. Pala son of Sh. Shibli, (xvii) Smt. Rumalo wife of Late Sh. Shibli, (xviii) Sh. Ramesh, (xix) Sh. Devendra, (xx) Sh. Sanjay all sons of Sh. Charta, (xxi) Sh. Somveer, (xxii) Sh. Ombir both minor sons of Late Sh. Rohtash (through their legal guardian and mother Smt. Atarkali), (xxiii) Smt. Atarkali wife of Late Sh. Rohtash, (xxiv) Sh. Jaipal, (xxv) Sh. Dharam, (xxvi) Sh. Jagdish, (xxvii) Sh. Krishan, (xxviii) Sh. Lala@Vishnu all sons of Sh. Chuttan, (xxix) Smt. Bhagwandai wife of Late Sh. Chuttan, (xxx) Smt. Mishro wife of Late Sh. Chaman Singh sold the land measuring **0.3410 hectare** comprised in Khasra no. 1589 situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P. to M/s



Prosperous Construction Private Limited vide sale deed bearing registration no. 3731 dated 15.06.2005. It is noted that the total land purchased through the above said sale deed is 2.314 hectare:

- **Upon review of the above said sale deed, we note that Smt. Mishro wife of Sh. Chaman Singh executed the aforesaid sale deed through her Power of Attorney Sh. Ratan Singh son of Sh. Bodal Singh. It is noted that the copy of the power of attorney has not been provided to us for our review.**
- **As per the Khatauni for the fasli year of 1418-1423 (2010-2016) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 01219, M/s Prosperous Construction Private Limited was the recorded owner of the land measuring 0.3410 hectare comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.**
- **That M/s Prosperous Construction Private Limited (along with various other land owners) transferred the land measuring 0.3410 hectare comprised in Khasra no. 1589 situated in village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP to M/s Sagacious Conbuild Private Limited vide transfer deed bearing registration no. 3501 dated 09.05.2014. It is noted that the total land transferred through the above said Transfer Deed is 4.8168 hectare.**
- **That the vide order dated 25.08.2015 passed by Tehsildar, Ghaziabad in case no. T20151128016428, the name of M/s Sagacious Conbuild Pvt. Ltd. was mutated in Khata no. 708 in the Khatauni for the fasli year of 1424-1429.**
- **As per the Khatauni for the fasli year of 1424-1429 (2016-2022) of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, vide Khata no. 02078, M/s Sagacious Conbuild Pvt. Ltd. was the recorded owner of the land measuring 0.3410 hectare comprised in Khasra no. 1589 [along with some other land parcel] situated in the revenue estate of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, U.P.**

viii. Pursuant to the above, M/s Sagacious Conbuild Pvt. Ltd. & M/s Eclogue Conbuild Pvt. Ltd. jointly owned the land measuring 22790.00 Sq. Mtrs. and Khasra wise area and ownership details are given below:

S. No.	Khasra no.	Area (Sq. Mtrs.)	Owner Name
1.	1565	0.0670	M/s Sagacious Conbuild Pvt. Ltd.



2.	1566	0.4050	M/s Sagacious Conbuild Pvt. Ltd.
3.	1567	0.0668	M/s Sagacious Conbuild Pvt. Ltd.
4.	1568	0.2110	M/s Sagacious Conbuild Pvt. Ltd.
5.	1569	0.3850	M/s Sagacious Conbuild Pvt. Ltd.
6.	1570	0.4050	M/s Sagacious Conbuild Pvt. Ltd.
7.	1572	0.1520	M/s Sagacious Conbuild Pvt. Ltd.
8.	1573	0.1010	M/s Sagacious Conbuild Pvt. Ltd.
9.	1589	0.2400	M/s Sagacious Conbuild Pvt. Ltd.
10.	1598	0.0234	M/s Sagacious Conbuild Pvt. Ltd.
11.	1598	0.0390	M/s Sagacious Conbuild Pvt. Ltd.
12.	1587	0.1290	M/s Sagacious Conbuild Pvt. Ltd.
		22242.00	
13.	1571	0.0194	M/s Eclogue Conbuild Pvt. Ltd.
14.	1571	0.0194	M/s Eclogue Conbuild Pvt. Ltd.
15.	1586	0.0160	M/s Eclogue Conbuild Pvt. Ltd.
	Total	548.00	
	G. TOTAL	22790.00	

Note:

- (i). That by virtue of the aforementioned chain of title, M/s Sagacious Conbuild Pvt. Ltd. & M/s Eclogue Conbuild Pvt. Ltd. jointly and collectively own 97.5% and 2.5% shares respectively within the Said Land total admeasuring 22,790 sq. mtrs.
- (ii). While the ownership of respective co-owners in the Said Land is undivided if the entire area of the Said Land is considered collectively, M/s Eclogue Conbuild Pvt. Ltd. specifically was owning the area under Khasra no. 1571 and 1586.

4. DEVELOPMENT RIGHTS:

- a. That the land owning companies i.e. (1) M/s Emaar MGF Land Limited, (2) M/s Active Promoters Private Limited, (3) M/s Armaan Promoters Private Limited, (4) M/s Deep Jyoti Projects Private Limited, (5) M/s Dove Promoters Private Limited, (6) M/s Gems Buildcon Private Limited, (7) M/s Gyan Jyoti Estates Private Limited, (8) M/s Gyan Kunj Constructions Private Limited, (9) M/s Legend Buildcon Private Limited, (10) M/s Logical Developers Private Limited, (11) M/s Prosperus Buildcon Private Limited, (12) M/s Rose Gate Estate Private Limited, (13) M/s Sarvodaya Buildcon Private Limited, (14) M/s Snow White Buildcon Private Limited, (15) M/s Sonex Projects Private Limited, (16) M/s Utility Estates Private Limited, (17) M/s Utkarsh Buildcon Private Limited, (18) M/s Zonex Estates Private Limited, (19) M/s Logical Estates Private Limited, (20) M/s Prosperus Buildcon Private Limited, (21) M/s Amar Deep Buildcon Private Limited **executed a consortium agreement**



dated 28.05.2006 registered on 29.05.2006 vide bearing registration number 122 and all the consortium members have mutually decided to appoint "M/s Emaar MGF Land Pvt. Ltd." as Private Developer and Lead member with the object of development of various complexes including but not limited to Integrated Township in the state of UP.

- b. Later, the aforesaid consortium members and Lead Member included the new consortium members i.e. (1) M/s Amar Gyan Development Private Limited, (2) M/s Juhi Promoters Private Limited, (3) M/s Prosperous Construction Private Limited, (4) M/s Sanskar Buildcon Private Limited and (5) Sankalp Promoters Private Limited who were to then become members of the aforesaid consortium (formed vide agreement bearing registration number 122 dated 29.05.2006) and the Lead Member and the original consortium members executed another consortium agreement bearing registration no. 116 dated 23.05.2008.
- c. Thereafter, the revised consortium members i.e. (1) M/s Utility Estates Private Limited, (2) M/s Emaar MGF Land Limited, (3) M/s Active Promoters Private Limited, (4) M/s Armaan Promoters Private Limited, (5) M/s Deep Jyoti Projects Private Limited, (6) M/s Dove Promoters Private Limited, (7) M/s Gems Buildcon Private Limited, (8) M/s Gyan Jyoti Estates Private Limited, (9) M/s Gyan Kunj Constructions Private Limited, (10) M/s Legend Buildcon Private Limited, (11) M/s Logical Developers Private Limited, (12) M/s Logical Estates Private Limited, (13) M/s Prosperous Buildcon Private Limited, (14) M/s Rose Gate Estate Private Limited, (15) M/s Sarvodaya Buildcon Private Limited, (16) M/s Snow White Buildcon Private Limited, (17) M/s Sonex Projects Private Limited, (18) M/s Utkarsh Buildcon Private Limited, (19) M/s Zonex Estates Private Limited, (20) M/s Amar Deep Buildcon Private Limited, (21) M/s Amar Gyan Development Private Limited, (22) M/s Juhi Promoters Private Limited, (23) M/s Prosperous Construction Private Limited, (24) M/s Sanskar Buildcon Private Limited and (25) Sankalp Promoters Private Limited executed an **addendum to the consortium agreement** (i.e. to the consortium agreements dated 28.05.2006 & 23.05.2008) bearing registration no. 289 dated 10.09.2013 and whereby **all the members mutually agreed that the role, responsibilities, privileges of the lead member** as per the consortium agreement dated 28.05.2006 including subsequently revised by the consortium agreement dated 23.05.2008 **shall now be rest with M/s Utility Estates Pvt. Ltd.** in the capacity as lead member of the consortium replacing M/s Emaar MGF Land Ltd. as the lead member without affecting the role of M/s Emaar MGF Land Ltd. as a member of the consortium.
- d. Thereafter, another consortium agreement bearing registration no. 188 dated 03.06.2015 was executed by and between (i) M/s Park City Infrastructure, (ii) M/s Color City Homes Private Limited AND (iii) M/s Seema Housing Private Limited. Upon review of the same, we note that, had jointly located Group Housing Plot bearing no. GH-3/4, Park Town Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil and District Ghaziabad, U.P. for the purpose of developing



the aforesaid plot had had formed the consortium to make an application to the owners of the aforesaid plot for allotment of FSI of the aforesaid plot. Upon review of the same, we note that:

- That, the Ghaziabad Development Authority had sanctioned the building plans to develop the abovementioned plot and issued map sanction letter bearing no. 04/M.P./2014 dated 31.07.2014, bearing Map no. 712/Zone-5, 2014-15 in respect of the aforesaid plot.
 - That, the aforesaid parties would jointly develop the aforesaid plot.
 - That, the business of the members of the aforesaid consortium would be construction/sale of buildings/flats constructed on Floor Space Index allotted to each member.
- e. That, Ghaziabad Development Authority (**GDA**) had approved the building plans vide letter bearing no. 04/M.P./2014 dated 31.07.2014 bearing map no. 712/zone-5/2014-15 issued by GDA to the **M/s Utility Estate Pvt. Ltd.**, Lead Member M/s Emaar MGF Land Limited (Consortium) for the total permissible FSI of 85,462.50 Sq. Mtrs on land measuring 22790.00 Sq. Mtrs. @3.75 FAR which includes permissible FAR of 2.50 and purchased FAR of 1.25 for Plot no. GH-03/4 being part of the integrated township and the plot no. GH-3/4 is falling in following khasra numbers situated at village Shahpur Bhambeta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.:-

S. No.	Khasra no.	Area (Sq. Mtrs.)
1.	1565	0.0670
2.	1566	0.4050
3.	1567	0.0668
4.	1568	0.2110
5.	1569	0.3850
6.	1570	0.4050
7.	1572	0.1520
8.	1573	0.1010
9.	1589	0.2400
10.	1598	0.0234
11.	1598	0.0390
12.	1587	0.1290
13.	1571	0.0194
14.	1571	0.0194
15.	1586	0.0160
	TOTAL	22790



***Note: Since we have no super-imposed map or layout as regards the location of the Said Land, we are assuming the information shared by the Owner to be true and correct.**

- e. On 19.07.2017, GDA issued a revised approval of sanction of building plan vide letter bearing no. 88/Master Plan Zone-5/17 to M/s Utility Estate Pvt. Ltd., Lead Member M/s Emaar MGF Land Limited (consortium) for group housing plot no. GH-03/4 situated in integrated township scheme. The said approval is valid up to 5 years from the date of issuance.
- f. Thereafter, **the M/s Utility Estates Pvt. Ltd. and M/s Sagacious Conbuild Pvt. Ltd. sold the Said Land i.e. FSI of 32,629.41 Sq. Mtrs.** (proportionate to land measuring 8,701.17 Sq. Mtrs.) being part of total land measuring 22,790.00 Sq. Mtrs. (Plot no. GH-3/4) falling in Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh to **M/s Park City Infrastructure** (a partnership firm) vide agreement to sell bearing registration no. 3869 dated 03.06.2015 and sale deed bearing registration no. 4228 dated 26.06.2015.

Note:

- (i). The right acquired by M/s Sagacious Conbuild Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd. from the original land owners through the various Transfer Deeds; was on account of the fact that M/s Sagacious Conbuild Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd. are the 100% wholly owned subsidiaries of the original land owner entities. For this reason, the stamp duty on the Transfer Deeds was not applicable whilst the consideration amount for the said transfer was shown as paid by the subsidiary entities (i.e. M/s Sagacious Conbuild Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd.) to the respective land-owning parent entities.
- (ii). The rights of ownership of M/s Sagacious Conbuild Pvt. Ltd. would tantamount to 97.25% of the total area of the Said Land and that of M/s Eclogue Conbuild Pvt. Ltd. will be 2.75%.
- (iii). As regards the FSI allocated against the Said Land was 85462.50 Sq. Mtr. (on area admeasuring 22790 Sq. Mtr.) out of which FSI of 32,630 Sq. Mtr. [i.e. 38% of the total FSI] was transferred onto M/s Park City Infrastructure (a partnership firm). For the aforementioned reason, M/s Sagacious Conbuild Pvt. Ltd. was competent enough to execute the Agreement to Sell and the Sale Deed of its own since M/s Sagacious Conbuild Pvt. Ltd. is the owner of 97.25% Share of the Said Land upon which the total FSI has been allocated and out of the said total FSI, only 38% of the FSI was being conveyed onto M/s Park City Infrastructure.



5. KEY FINDINGS:

We have, (i) verified the documents provided at the office of the Sub-Registrar-1, Ghaziabad vide inspection slip no. 2022136034649 dated 21.09.2022 and concerned Patwari of village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP; and (ii) reviewed the chain of title papers (iii) reviewed the Khatauni records in respect of the Said Land and (iv) undertaken verification at the tehsil level. Basis the same, our key findings are as under -

i. LITIGATION & INFIRMITY

From perusal of the revenue/ land records, there appears to be no pending litigation on the Said Land. It is our view that any injunction and/or dispute and/or order would otherwise have been recorded/noted in the revenue/ land records;

ii. POSSESSION

The possession of the area upon which the FSI of 32,629.41 Sq. Mtrs. is to be developed, stands at 8,701.17 Sq. Mtrs. which is out of the total area admeasuring 22,790.00 Sq. Mtrs. (comprised within Plot no. GH-3/4) falling within Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.

Vide the terms of the sale deed bearing registration no. 4228 dated 26.06.2015, it is noted that the previous/erstwhile owners i.e. M/s Utility Estates Pvt. Ltd. and M/s Sagacious Conbuild Pvt. Ltd. have handed over the possession of the aforementioned proportional area of 8,701.17 Sq. Mtrs. onto M/s Park City Infrastructure (a partnership firm) at the time of execution of the aforementioned sale deed.

It is however noted that the abovementioned parties have executed no specific possession letter confirming possession being handed over.

iii. MUTATION:

Upon review and verification of the revenue record with the concerned patwari we note that the Said Land total admeasuring 22,790.00 Sq. Mtrs. (comprised within Plot no. GH-3/4) falling within Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh; stands mutated in the name of M/s Sagacious Conbuild Pvt. Ltd. and M/s Eclogue Conbuild Pvt. Ltd. The aforesaid mutation is to the extent of the respective



shares /areas under the specific ownership of the said co-owners with M/s Sagacious Conbuild Pvt. Ltd. having mutation for an area of 22242.00 sq. mtrs. and M/s Eclogue Conbuild Pvt. Ltd. having mutation over an area of 548.sq. mtrs.

Since the sale onto M/s Park City Infrastructure (a partnership firm) has occurred in respect of FSI of 32,629.41 Sq. Mtrs. to be developed on proportionate area of 8,701.17 Sq. Mtrs. out of the total area admeasuring 22,790.00 Sq. Mtrs.; we note that **the mutation records has not been made in favour of M/s Park City Infrastructure in respect of any proportionate area comprised within Plot no. GH-3/4 falling within Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh.**

iv. PERMITTED USE

The Said Land total admeasuring 22,790.00 Sq. Mtrs. stands approved for Group Housing Colony.

Vide Approval of Building Plans/Maps bearing letter no. 04/M.P./2014 dated 31.07.2014 issued by Ghaziabad Development Authority to M/s Utility Estates Private Limited, Lead Member of M/s Emmar MGF Land Limited (Consortium) in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP, the said permission was initially granted for a period of 5 years.

Thereafter, vide Approval of Building Plans/Maps bearing letter no. 88/Master Plan Zone-5/17 dated 19.07.2017 issued by Ghaziabad Development Authority to M/s Utility Estates Private Limited, Lead Member of M/s Emmar MGF Land Limited (Consortium) in respect of land situated in Village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, UP; the plans stood approved for another period of 5 years until 18.07.2022.

The abovementioned approvals were for the total permissible FSI of **85,462.50 Sq. Mtrs on area admeasuring 22790.00 Sq. Mtrs. @3.75 FAR which includes permissible FAR of 2.50 and purchased FAR of 1.25 for Plot no. GH-03/4 being part of the integrated township**

The plot no. GH-3/4 is falling in following khasra numbers situated at village Shahpur Bhamheta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.:-

S. No.	Khasra no.	Area (Sq. Mtrs.)
1.	1565	0.0670
2.	1566	0.4050



3.	1567	0.0668
4.	1568	0.2110
5.	1569	0.3850
6.	1570	0.4050
7.	1572	0.1520
8.	1573	0.1010
9.	1589	0.2400
10.	1598	0.0234
11.	1598	0.0390
12.	1587	0.1290
13.	1571	0.0194
14.	1571	0.0194
15.	1586	0.0160
	TOTAL	22790

It is also noted that vide another consortium agreement bearing registration no. 188 dated 03.06.2015 executed by and between (i) M/s Park City Infrastructure, (ii) M/s Color City Homes Private Limited AND (iii) M/s Seema Housing Private Limited; we note that, the entire area herein above is for purposes of jointly developing the Group Housing Plot bearing no. GH-3/4 within Park Town Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil and District Ghaziabad, U.P.

v. WHETHER THE LAND IS OWNED BY SCHEDULED TRIBE/ SCHEDULED CASTE ?

No the land is not owned by Scheduled Tribe/Scheduled Caste.

vi. PERMISSION UNDER URBAN LAND CEILING ACT, 1976, IS NOT REQUIRED.

No such permission is required

i. OUR OPINION

a. In view of the above and subject to our Key Findings in the form of notes and the statements, assumptions and qualifications set forth in this title opinion, we certify that in our opinion, the ownership right, title and interest in the Said Land vested with the erstwhile sellers i.e. M/s Sagacious Conbuild Pvt. Ltd. to the extent of an area of 22242.00 sq. mtrs. and M/s Eclogue Conbuild Pvt. Ltd. to the extent of an area of 548.sq. mtrs.; is clear and free from all encumbrances and reasonable doubts.

b. Furthermore it is our view that:



- i. The sale onto M/s Park City Infrastructure (a partnership firm) has occurred in respect of FSI of 32,629.41 Sq. Mtrs. to be developed on proportionate area of 8,701.17 Sq. Mtrs. out of the total area admeasuring 22,790.00 Sq. Mtrs.; and
- ii. The abovementioned sale has been done for FSI of 32,630 Sq. Mtr. [i.e. 38% of the total FSI allocated against the Said Land which is 85462.50 Sq. Mtr. against total area of the Said Land of 22790 Sq. Mtr.]. For this reason, M/s Sagacious Conbuild Pvt. Ltd. was competent enough to execute the Agreement to Sell and the Sale Deed of its own since M/s Sagacious Conbuild Pvt. Ltd. is the owner of 97.25% area of the Said Land AND also because only 38% of the total FSI was being conveyed onto M/s Park City Infrastructure.
- iii. While we note that the mutation records has not been made in favour of M/s Park City Infrastructure in respect of any proportionate area comprised within Plot no. GH-3/4 falling within Khasra nos. 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1586, 1587, 1589, 1598 situated at Park Town, village Shahpur Bamhetta, Pargana Dasna, Tehsil & District Ghaziabad, Uttar Pradesh; it is our view that on account of the sale deed bearing registration no. 4228 dated 26.06.2015, M/s Park City Infrastructure (a partnership firm) has acquired appropriate conveyance rights on the transferred FSI of 32,630 Sq. Mtr. and the proportional area of 8,701.17 Sq. Mtrs.; which rights are clear and marketable
- iv. M/s Park City Infrastructure (a partnership firm) is now bound by the terms of the
 - consortium agreement bearing registration no. 188 dated 03.06.2015 executed by and between (i) M/s Park City Infrastructure, (ii) M/s Color City Homes Private Limited AND (iii) M/s Seema Housing Private Limited; for the entire area for joint development of the Group Housing Plot bearing no. GH-3/4 within Park Town Integrated Township, Village Shahpur Bamhetta, Pargana Dasna, Tehsil and District Ghaziabad, U.P AND
 - also terms of the approved Building Plans/Maps bearing letter no. 04/M.P./2014 dated 31.07.2014 and approval of Building Plans/Maps bearing letter no. 88/Master Plan Zone-5/17 dated 19.07.2017 issued by Ghaziabad Development Authority
- v. The development rights of M/s Park City Infrastructure (a partnership firm) will now be in respect of the proportional area of 8,701.17 Sq. Mtrs. and to the extent of 32,630 Sq. Mtr. [i.e. 38% of the total FSI allocated against the Said Land which is 85462.50 Sq. Mtr. against total area of the Said Land of 22790 Sq. Mtr.]. These development rights however are subject to renewal



of the approved building sanction plans and specific compliances applicable on the FSI of 32,630 Sq. Mtr.

- vi. It is our view that the original title documents along with the certified copies of the preceding title papers are with M/s Park City Infrastructure (a partnership firm)
- vii. That it is advisable that an undertaking is taken from M/s Park City Infrastructure (a partnership firm) in respect of there being no dispute, litigation, encumbrance, claim or defect whatsoever in the ownership as well as the possession of the Said Land AND that there is no infirmity in the development rights to the extent of the proportional area of 8,701.17 Sq. Mtrs. and the FSI of 32,630 Sq. Mtr.

k. ASSUMPTIONS

- a. Our Certificate is based solely on the information and document provided to us and is strictly limited to the matters expressly addressed herein and is not to be read with respect to any other matter, factual or legal.
- b. In examining the Documents and Records, we have assumed (i) that the copies submitted to us of any documents are in conformity with their originals, (ii) that the signatures appearing on the Documents and Records, we reviewed are genuine, (iii) the due capacity and authority of all persons executing and/or recording the records reviewed by us, and (iv) that the records disclosed to us are complete and accurate. We have not undertaken any independent investigation or inquiry as to any of the foregoing matters. Notwithstanding the foregoing clause (iv), if in the course of our examination of the Documents and Records we become aware that any records are not complete and accurate and/or that there is a discrepancy in the title descriptions of the Said Land, we have so indicated in this Opinion.
- c. Our Opinion is limited to the title of the Said Land and we have not opined on the veracity or correctness of the schedule hereunder referred to. Our Opinion does not include matters falling within the expertise of architects, surveyors and valuers, such as issues relating to land use and property taxes.
- d. We express no opinion as to any laws other than the laws of India, and this Opinion is subject to such laws, in effect as of the Search Dates, and as of the date hereof.
- e. This Opinion is for the exclusive use of, and is intended to be relied upon by VVIP Group and should not be disclosed to or relied upon by any other person, firm or entity without our prior written consent. This Opinion speaks only as of the Search Dates. We disclaim any obligation to advise any of you of



any changes of law or fact that occur after the Search Dates. We assume no obligation to revise or supplement this letter should any present facts change or any new document or other evidentiary information be placed on record.

- f. This Opinion is governed by and construed in accordance with Indian law and subject to the exclusive jurisdiction of the Indian courts at New Delhi.
- g. Our views are based solely on the data, information and document provided to us by the borrower/ security provider. We do not pass upon or express any views in respect of any prevalent laws in India or elsewhere relating to the subject matter of this certificate.
- h. This Opinion cannot and ought not to be used for general circulation or publication, nor can it be reproduced or used for any purpose in whole or in part, without our prior written consent in each specific instance.



For Suri & Company
Law Firm