

LEX FAVIOS

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TITLE SEARCH REPORT

Subject : Title Search Report (“**Report**”)
Querist : **Housing Development Finance Corporation Limited (“HDFCL”)**
Query : The Querist assigned us the task of conducting title search in respect of Property admeasuring 17852 Sq. Yd. situated at 7, Court Road, New Delhi.

Scope

As per the instructions of HDFCL, we have conducted the title search of Property admeasuring 17852 Sq. Yd. situated at 7, Court Road, New Delhi.

Bounded as under:

Property admeasuring 17852 Sq. Yd. situated at Bungalow No. 7, Court Road, New Delhi (hereinafter referred to as “**Scheduled Property**”).

Property admeasuring 15999 Sq. Yd. approx. situated at Bungalow No. 7, Court Road, New Delhi (hereinafter referred to as “**Revised Scheduled Property**”).

We have conducted the title search and inspection at the Office of Sub-Registrar I, New Delhi for the year 2006 vide Receipt No. 74449, 74450, 74451, 74452, 74453, 74464, 74465, 74466, 74467 dated 10.01.2018.

A. Documents Submitted

For conducting the title search in respect of the **Scheduled Property**, HDFCL provided us the copies of the following documents for investigation of title to the aforesaid property:

1. Sale deed dated. 16.11.2001 executed by Yash Pal Singh in favour of D.D. Mittal, for sale of half (1/2) of 1/20th share of land admeasuring 15666 Sq. Yd. bearing Registration No. 4502 Book No I, Volume No. 421, Page No 22-35.
2. Sale deed dated. 16.11.2001 executed by Har Pal Singh in favour of Vinod Mittal, for sale of half (1/2) of 1/20th share of land admeasuring 15666 Sq. Yd. bearing Registration No. 4503, Book No. I, Volume No. 421, Page No. 36-49.

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3. Sale deed dated. 8.11.2001 executed by Arvinder Pal Singh Narula in favour of Cosmos Builders and Promoters Ltd, for sale of 1/4th share of 1/20th share of land admeasuring 15666 Sq. Yd bearing Registration No. 4463 Book No. I, Volume No. 419, Page No. 88-100.
4. Sale deed dated. 15.12.1978 executed by Jugal Kishore Kapur and Naval Kishore Kapur in favour of Vinman Buildwell Pvt. Ltd, for sale of 1/20th share of land admeasuring 15666 Sq. Yd. bearing Registration No. 3598, Book No. I, Volume No, 581 Page No. 148-188.
5. Sale deed dated. 19.09.2002 executed by (1) Radha Rani, (2) Ashok Kumar Aggarwal, (3) Vijay Kumar Aggarwal and (4) Krishan Kumar Aggarwal in favour of Varun Estates Pvt. Ltd., for sale of 1/20th share of land admeasuring 15666 Sq. Yd. bearing Registration No. 4343, Book No. I, Volume No. 611, Page No. 125-165.
6. Sale deed dated. 27.05.2002 executed by Tajinder Kaur Narula in favour of Cosmos Builders and Promoters Ltd., for sale of 1/4th share of 1/20th (i.e. 1/80) share of land admeasuring 15666 Sq. Yd. bearing Registration No. 2365, Book No. I, Volume No. 532, Page No. 142-156.
7. Sale deed dated. 09/08/2002 executed by Kanta Kumari and Ram Prakash in favour of Number One Exports, for sale of 1/20th share of land admeasuring 15666 Sq. Yd. bearing Registration No. 3713, Book No. I, Volume No. 586, Page No. 87-127.
8. Sale deed dated. 27.07.2005 executed by (1) Baldev Krishn Malhotra (2) Om Prakash Malholtra (3) Rameshwar Lal Malhotra (4) Shyam Sunder Malhotra (5) Suresh Chand Malhotra through GPA Holder Vinod Mittal in favour of Cosmos Builders and Promoters Ltd, for sale of 1/10th share of the land admeasuring 15666 Sq. Yd.
9. Sale deed dated. 19.07.2005 executed by Vinod Mittal through GPA in favour of Kavita Mittal, for sale of half share of 1/20th share of land admeasuring 15666 Sq. Yd.
10. Sale deed dated. 19.07.2005 executed by Vinod Mittal through GPA in favour of Ved Kumari Mittal, for sale of half share of 1/20th share of land admeasuring 15666 Sq. Yd.
11. Sale deed dated. 27.07.2005 executed by (1) Jagmohan Anand, (2) Naresh Anand and (3) Sunil Anand Vinod Mittal through Vinod Mittal in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 4968 Book No. I, Volume No. 1537, Page No. 161-181.
12. Sale deed dated. 27.07.2005 executed by Harinder Singh and Ardaman Singh through Vinod Mittal in favour of Cosmos Builders and Promoters Ltd, for sale of 1/40th share of the land admeasuring 15666 Sq. Yd.
13. Sale deed dated. 27.07.2005 executed by Surjit Singh HUF through Vinod Mittal in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of the land

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admeasuring 15666 Sq. Yd. bearing Registration No. 4970, Book No. I, Volume No. 1538, Page No. 41 to 61.

14. Sale deed dated. 29.11.2006 executed by Cosmos Builders and Promoters Ltd in favour of Mohan Infra Con Pvt. Ltd, for sale of 3/5th i.e. 60% share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7872.
15. Sale deed dated. 29.11.2006 executed by Ved Kumari Mittal in favour of Mohan Infra Con Pvt. Ltd, for sale of 1/40th share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7814, Book No. I, Volume No. 2006, Page No. 149-194.
16. Sale deed dated. 29.11.2006 executed by Kavita Mittal in favour of Mohan Infra Con Pvt. Ltd, for sale of 1/40th share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7815, Book No. I, Volume No. 2067, Page No. 1-46.
17. Sale deed dated. 29.11.2006 executed by Vinman Buildwell Pvt. Ltd. in favour of Mohan Infra Con Pvt. Ltd, for sale of 1/20th share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7816, Book No. I, Volume No. 2067, Page No. 47-123.
18. Sale deed dated. 29.11.2006 executed by Varun Estate in favour of Mohan Infra Con Pvt. Ltd, for sale of 1/20th share of the property share of the land admeasuring 15666 sq. yd bearing Registration No. 7817, Book No. I, Volume No. 2067, Page No. 124-200.
19. Sale deed dated. 29.11.2006 executed by Vinod Mittal in favour of Mohan Infra Con Pvt. Ltd, for sale half of 1/20th share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7819, Book No. I, Volume No. 2068, Page No. 78-123.
20. Sale deed dated. 29.11.2006 executed by Number One Exports Pvt. Ltd. in favour of Mohan Infra Con Pvt. Ltd, for sale half of 1/20th share of the property share of the land admeasuring 15666 Sq. Yd. bearing Registration No. 7820 Book No. I, Volume No. 2068, Page No. 124-200.

B. Inspection in the office of Sub-Registrar, Delhi.

For determining the title of **Scheduled Property** , we have carried out inspection at the Office of Sub-Registrar I, New Delhi, for the year 2006 vide Receipt bearing No. 74449, 74450, 74451, 74452, 74453, 74464, 74465, 74466, 74467 dated 10.01.2018.

C. History of the Property and tracing of Title

1. Certificate of Sale dated. 22.50.1957 was executed by Ministry of Rehabilitation in favour of Shri Ram Chand Lila Ram, for Scheduled Property in the Court of Sh. Sunder Lal, Competent Office, Delhi in the case Custodian verses Gauri Shankar etc., being Case No. 246, 440, 628 and Claim No. 293, 256 and Sale Poster Serial No. 500.

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2. Thereafter Ram Chand Lila Ram executed Sale deed dated 31.03.1959 in favour of Shri Hari Sing Mehra and Kamla Wati Mehra, Scheduled Property divided in the ratio 8/9 and 1/9, respectively bearing Registration no.2606, Additional Book no.1, Volume no. 3151 on Pages 58-64 registered on 15/12/1959 at the office of Sub-Registrar, Delhi.
3. Following which Sh. Hari Singh Mehra and Smt. Kamla Wati Mehra became absolute owners of Scheduled Property. Subsequently, Sh. Hari Singh Mehra transferred the property to Hindu Undivided Family, (HUF) known as Hari Singh Mehra & Sons on 2-5.04.1969, consisting himself as Karta of the HUF, his wife Smt. Kamla Wati, and his sons, namely (a) Sh. Ramesh Chander Mehra, (b) Brijesh Chander Mehra, (c) Dinesh Chander Mehra and (d) Rajesh Chander Mehra, and daughter, Kumari Aruna Mehra, . as members thereof
4. Thereafter, Sh. Hari Singh Mehra HUF sold the Revised Scheduled Property to multiple Vendees in different proportion vide Sale Deed dated 15.12.1978 bearing Registration No. 4669, Book No. I, Volume No. 3661, Page No. 154-164 registered with Sub-Registrar-I, New Delhi. However, the Sale Deed dated 15.12.1978 has not been provided to us to ascertain the authenticity of the same. On perusal of the documents provided to us, we understand that Sh. Hari Singh Mehra HUF sold land admeasuring 15,666 Sq. Yd. to the following Vendees:
 - i. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to R.K. Chabra;
 - ii. Sh. Hari Singh Mehra HUF sold 1/4 share of 1/20th share of land Revised Scheduled Property to Arvinder Pal Singh Narula;
 - iii. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to Jugal Kishore Kapur and Naval Kishore Kapur;
 - iv. Sh. Hari Singh Mehra HUF sold 1/4th share for each out of 1/20th share of Revised Scheduled Property to (1) Late. Sardari Lal, (2) Ashok Kumar Aggarwal, (3) Vijay Kumar Aggarwal and (4) Krishan Kumar Aggarwal;
 - v. Sh. Hari Singh Mehra HUF sold 1/4th share of 1/20th share of Revised Scheduled Property to Surender Singh Narula;
 - vi. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to Kanta Kumari and Ram Prakash;
 - vii. Sh. Hari Singh Mehra HUF sold 1/10th share of Revised Scheduled Property to (1) Baldev Krishn Malhotra (2) Om Prakash Malholtra (3) Rameshwar Lal Malhotra (4) Shyam Sunder Malhotra (5) Suresh Chand Malhotra;

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- viii. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to Om Prakash Tandon;
- ix. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to (1) Jagmohan Anand, (2) Naresh Anand and (3) Sunil Anand;
- x. Sh. Hari Singh Mehra HUF sold 1/4th share of 1/40th share of Revised Scheduled Property to Harinder Singh and Ardaman Singh;
- xi. Sh. Hari Singh Mehra HUF sold 1/20th share of Revised Scheduled Property to Surjit Singh;

On perusal of the documents provided to us we understand that Sh. Hari Singh Mehra HUF sold portions of the Revised Scheduled Property to additional Vendees, however no document has been provided to us to ascertain the same.

- 5. **Mohan Infra Con Pvt. Ltd.** acquired 90% of Revised Scheduled Property through multiple Sale Deeds, as elaborated and explained below:
 - i. Cosmos Builders and Promoters Ltd. sold 3/5th (60%) of Revised Scheduled Property vide Sale Deed dated 29.11.2006 bearing Registration No. 7672, registered with Sub-Registrar I, New Delhi. Cosmos Builders and Promoters Ltd has acquired 3/5th (60%) of Revised Scheduled Property through multiple Sale Deeds, as described below:
 - a. Sale deed dated 8.11.2001 executed by Arvinder Pal Singh Narula in favour of Cosmos Builders and Promoters Ltd, for sale of 1/4th share of 1/20th share of Revised Scheduled Property.
 - b. Sale deed dated 27.05.2002 executed by Tajinder Kaur Narula in favour of Cosmos Builders and Promoters Ltd., for sale of 1/4th share of 1/20th (i.e. 1/80) share of Revised Scheduled Property . Post demise of Surender Singh his share was devolved in favour of his wife, 3 sons and 2 daughters. The 3 sons and 2 daughters of Surender Singh executed GPA in favour of Tajinder Kaur Narula to sell the aforementioned share in the Revised Scheduled Property.
 - c. Sale deed dated 27.0.2005 executed by Vinod Mittal through registered GPA on behalf of (1) Baldev Krishn Malhotra (2) Om Prakash Malholtra (3) Rameshwar Lal Malhotra (4) Shyam Sunder Malhotra (5) Suresh Chand Malhotra in favour of Cosmos Builders and Promoters Ltd, for sale of 1/10th share of Revised Scheduled Property.
 - d. Sale deed dated 27.07.2005 executed by Vinod Mittal through GPA on behalf of (1) Jagmohan Anand, (2) Naresh Anand and (3) Sunil Anand in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.

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- e. Sale deed dated 27.07.2005 executed by Vinod Mittal through GPA on behalf of Harinder Singh and Ardaman Singh in favour of Cosmos Builders and Promoters Ltd, for sale of 1/40th share of Revised Scheduled Property.
- f. Sale deed dated 27.07.2005 executed by Vinod Mittal through GPA on behalf of Surjit Singh in favour of Cosmos Builders and Promoters Ltd, for sale of 1/40th share of the Revised Scheduled Property.
- g. *Sale deed dated. 02/11/2001 executed by Praful kumar Jain and Prabhat kumar Jain in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- h. *Sale deed dated. 06/11/2001 executed by Sarla Madan in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- i. *Sale deed dated. 02/11/2001 executed by Praveen kumar Jain and Prashant kumar Jain in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- j. *Sale deed dated. 02/11/2001 executed by Girdhari Lal Batra in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- k. *Sale deed dated. 16/08/2001 executed by Laj Batra in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- l. *Sale deed dated. 02/11/2001 executed by (1) Swaran Singh Bhandari, (2) Naveen Pal Singh (3) Surinder Kaur in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*
- m. *Sale deed dated. 09/11/2001 executed by (1) Poonam Arora (2) Kundan Lal Arora (3) Deepak Arora (4) Pawan Arora (5) Raman Arora in favour of Cosmos Builders and Promoters Ltd, for sale of 1/20th share of Revised Scheduled Property.*

Sale Deeds as elaborated in the aforementioned **Para G** to **Para M** have not been provided to us. Hence, we cannot confirm the authenticity of the same.

- ii. Ved Kumari Mittal sold 1/40th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7814, Book No. I, Volume No. 2066, Page No. 149-194, registered with Sub- Registrar I, New Delhi. Ved Kumari Mittal acquired the aforementioned share of land from Vinod Mittal, GPA holder on behalf of Om Prakash Tandon vide Sale Deed dated 19.07.2005.

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- iii. Kavita Mittal sold 1/40th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7815, Book No. I, Volume No. 2067, Page No. 1-46, registered with Sub- Registrar I, New Delhi. Kavita Mittal acquired the aforementioned share of land from Vinod Mittal, GPA holder on behalf of Om Prakash Tandon vide Sale Deed dated 19.07.2005.
- iv. Vinman Buildwell Pvt. Ltd. sold 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7816, Book No. I, Volume No. 2067, Page No. 47-123, registered with Sub- Registrar I, New Delhi. Vinman Buildwell Pvt. Ltd. had acquired the aforementioned land from Jugal Kishore Kapur and Naval Kishore Kapur vide Sale Deed dated 15.12.1978.
- v. Varun Estate sold 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7817, Book No. I, Volume No. 2067, Page No. 124-200, registered with Sub- Registrar I, New Delhi. Varun Estate acquired the aforementioned property from (1) Radha Rani, w/o Sardari Lal (2) Ashok Kumar Aggarwal, (3) Vijay Kumar Aggarwal and (4) Krishan Kumar Aggarwal vide Sale Deed dated 19.09.2002. Post demise of Sh. Sardari Lal, the property was devolved in favour of his wife, sons and daughters. The sons and daughters of Sh. Sardari Lal relinquished their share in favour of their mother Smt. Radha Rani.
- vi. Vinod Mittal sold half of 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7819, Book No. I, Volume No. 2068, Page No. 78-123, registered with Sub- Registrar I, New Delhi. Vinod Mittal acquired the aforementioned land from Yash Pal Singh vide Sale deed dated. 16.11.2001. Post demise of Mr. R.K. Chabra his share i.e. 1/20th of land admeasuring 15,999 Sq. Yd. was devolved in favour of his two sons Yash Pal Singh and Har Pal Singh.
- vii. DD Mittal sold half of 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7821, Book No. I, Volume No. 2068, Page No. 1-46, registered with Sub- Registrar I, New Delhi. DD Mittal acquired the aforementioned land from Yash Pal Singh vide Sale deed dated. 16.11.2001. Post demise of Mr. R.K. Chabra his share i.e. 1/20th of land admeasuring 15,999 Sq. Yd. was devolved in favour of his two sons Yash Pal Singh and Har Pal Singh.
- viii. Jupiter Infocom (P) Ltd. sold 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7818 Book No. I, Volume No. 2068, Page No. 1-77, registered with Sub- Registrar I, New Delhi. Jupiter Infocom (P) Ltd. acquired the aforementioned share in land from Usha Batra vide Agreement/Sale Deed dated 05.02.2003. (Agreement/Sale Deed dated 05.02.2003 has not been provided to us hence we cannot ascertain the authenticity of the same.

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- ix. Number One Exports Pvt. Ltd. sold 1/20th share of Revised Scheduled Property to Mohan Infra Con Pvt. Ltd. vide Sale Deed dated 29.11.2006, bearing Registration No. 7820 Book No. I, Volume No. 2068, Page No. 124-200, registered with Sub-Registrar I, New Delhi. Number One exports acquired the aforementioned share in land from Kanta Kumari and Ram Prakash vide Sale Deed dated 09.08.2002.
6. Hence, **Mohan Infra Con Pvt. Ltd.** is the current owner of 90% of Revised Scheduled Property.
7. We also conducted a search on the records on the Ministry of Corporate Affairs (“MCA”). We hereby confirm that as per the MCA records; there is no charge on the Scheduled Property.
8. We have also conducted CERSAI search for the Scheduled Property and no adverse entries were found pertaining to the Scheduled Property.

D. Conclusion

Based on our review of the above documents, searches and inspection of records, at the Office of Sub-Registrar I, New Delhi for the year 2006 vide Receipt No. 74449, 74450, 74451, 74452, 74453, 74464, 74465, 74466, 74467 dated 10.01.2018, it can be concluded that **Mohan Infra Con Pvt. Ltd.** is the absolute owner of 90% of **Revised Scheduled Property**.

No physical inspection of the **Revised Scheduled Property** has been carried out with respect to physical possession of Mohan Infra Con Pvt. Ltd.

Title Search Report has been issued by us, on the basis of ownership documents provided to us, as aforesaid. We confirm that the title documents executed in favour of Mohan Infra Con Pvt. Ltd. have been verified by us. However, the ownership documents of previous owners have not been provided to us for verification.

Yours sincerely,

Sumesh Dewan
Advocate (D/1088/1995)
C/o Lex Favios
Date: 15.01.2018