

Date 21.4.2012**LEGAL SCRUTINY REPORT**

As desired by M/s Kalka Home Developers Private Limited, Registered Office RZ-174-B, Street No. 16, Tugalakabad Extension, New Delhi - 19, I am submitting the Legal Scrutiny Report of under mentioned Khasra No. situated in Village Thada - Bhiwadi Tehsil Tijara District Alwar Rajasthan. M/s Kalka Home Developers Private Limited, Registered Office RZ-174-B, Street No. 16, Tugalakabad Extension, New Delhi - 19 through Directors Shri Yogesh Aggarwal S/o Shri Om Prakash Aggarwal resident of A-1546, Green Field Colony, Faridabad (HR), Shri Keshav Kumar S/o Shri Manish Chand resident of 452, Sector 37, Faridabad (HR), Shri Yogesh Kumar S/o Shri Madan Lal Aggarwal Resident of 613/37, Faridabad and Shri Deepak Mangla S/o Shri Ram Sewak Mangla resident of 770, Sector 21 A, Faridabad Haryana purchased the under mentioned land from Sh. Suraj Mal S/o Shri Ramswaroop Gurjar resident of Village Ghata Tehsil Sohna District Gurgaon Haryana through registered Sale Deed dated 18-08-2011. After perusing the revenue records of last 13 years of Village Thada - Bhiwadi Tehsil Tijara District Alwar Rajasthan, I hereby verify that M/s Kalka Home Developers Private Limited through Directors Shri Yogesh Aggarwal, Shri Keshav Kumar, Shri Yogesh Kumar & Shri Deepak Mangla is the Khatedar tenant of the under mentioned land :

S. No.	Khasra Nos.	Area (In Hec.)	Share	Details of Sale Deed
1	231 At Village Thada Bhiwari Tehsil Tijara District Alwar	1.66	1.52 Hec.	Book No. 1 Volume No. 354 Page No. 140 Serial No. 2011002940 Additional Book No. 1 Volume No. 1164 Page No. 277 to 283 Date 18-08-2011 Sub Registrar, Bhiwari, Alwar

For KALKA HOME DEVELOPERS PVT. LTD.

AUTHORISED SIGNATORY

CHANDER SHEKHAR SHARMA

Advocate

Mohalla Chakala Gundi



Ref. No.

Date _____

2



On the basis of above Sale Deed the name of M/s Kalka Home Developers Private Limited, Registered Office RZ-174-B, Street No. 16, Tuglakabad Extension, New Delhi - 19 through Directors Shri Yogesh Aggarwal S/o Shri Om Prakash Aggarwal resident of A-1546, Green Field Colony, Faridabad (HR), Shri Keshav Kumar S/o Shri Manish Chand resident of 452, Sector 37, Faridabad (HR), Shri Yogesh Kumar S/o Shri Madan Lal Aggarwal Resident of 613/37, Faridabad and Shri Deepak Mangla S/o Shri Ram Sewak Mangla resident of 770, Sector 21 A, Faridabad Haryana entered in all revenue records vide Mutation No. 518 dated 21-11-2011

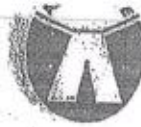
The vendor Shri Suraj Mal applied for the conversion of the above mentioned land and the above land converted into Non Agricultural land (For Township purpose) from Agricultural land vide Conversion Order No. 1609-16 Dated 20-02-2008 from the office of District Collector, Alwar Rajasthan for two years after passing two years the vendor applied for extension of the Conversion period for Township purpose on that the Government of Rajasthan extended the Conversion period for next two years vide their order No. P.2(87)Raj/LC/2011 dated 05-01-2012. After that Shri Suraj Mal applied for the approval of the Map for Township Scheme in U.I.T. Bhiwari, Alwar Rajasthan and the Map approved by the UIT Bhiwari, Alwar vide Letter No. 172/12 dated 12-04-2012 for a period of five years. An Developers Agreement also taken place between Shri Suraj Mal through power of attorney holder Shri Ashok Kumar Saini and M/s Kalka Home Developers Pvt. Ltd. on 09-06-2011.

After going through the aforesaid Deeds, and relevant papers of the Company and the inspection of the record of the Office of Sub-Registrar, Bhiwari, Alwar for the last 13 years. I am of considered legal opinion that M/s Kalka Home Developers Private Limited, Registered Office RZ-174-B, Street No. 16, Tuglakabad Extension, New Delhi - 19 through Directors Shri Yogesh Aggarwal S/o Shri Om Prakash Aggarwal resident of A-1546, Green Field Colony, Faridabad (HR), Shri Keshav Kumar S/o Shri Manish Chand resident of 452, Sector 37, Faridabad (HR), Shri

CHANDER SHEKHAR SHARMA
Advocate
Mohalla Chakala Gundi

AUTHORISED SIGNATORY

Advocate
Rajasthan High Court



Mohalla Chaklagundi,
Malakhara Bazar, Alwar - 301001
Rajasthan - India

Outside Public Prosecutor Office
Court Campus, Alwar - 301001
Rajasthan - India
Mob. 9414277235, 9887582501



Ref. No.

3

Date _____

Yogesh Kumar S/o Shri Madan Lal Aggarwal Resident of 613/37,
Faridabad and Shri Deepak Mangla S/o Shri Ram Sewak Mangla resident
of 770, Sector 21 A, Faridabad Haryana has legal, clear, valid and
marketable title over the above mentioned land.

Encls:

Photocopies of the Registered Sale Deed, Mutation, Jamabandi and
the Receipts of Sub Registrar, Bhiwari Office.

CHANDER SHEKHAR SHARMA
Advocate
Malakhara Bazar, Alwar (Raj.)
Mob. 09414277235

AUTHORISED SIGNATORY