



Z. REHMAN & ASSOCIATES
ADVOCATES

22nd December 2025

To,

M/s GANGA GLOBAL HOMES PVT. LTD.

806-807, Best Sky Tower, NSP,

Pitampura, New Delhi - 110034.

QUERIST: M/S GANGA GLOBAL HOMES PVT. LTD.

Re: Title Search Report in respect of Mixed Use Colony (70% Residential & 30% Commercial) under TOD Policy (Transit Oriented Development Policy), being developed on an area ad-measuring 8.34375 acres (66 Kanal and 15 Marla) situated in the revenue estate of village Sihi, Sector-84, Gurgaon Manesar Urban Complex, Haryana licensed vide License no. 127 of 2023(hereinafter referred to as 'Said Land') owned and developed by M/s Ganga Global Homes Pvt. Ltd. having its registered office at 806-807, Best Sky Tower, NSP, Pitampura, New Delhi - 110034(hereinafter referred to as 'Owner')

FACTUAL MATRIX: -

The Querist has requested for conducting title verification in respect of the Said Land in light of the documents provided for verification purposes. Pursuant to the above, we have undertaken a search at the Sub-Registrar's office Manesar and Patwari of village Sihi, to verify as to whether the documents provided were duly executed or not.

It is submitted that undersigned has not made any internal inspection of the actual site to verify construction or the suitability of the Said Land.

Our Report in this regard is as under:

DESCRIPTION OF THE SAID LAND:

Land measuring **8.34375 acres (66 Kanal and 15 Marla)** comprised in Rectangle no. 38, Killa nos. 18/2/2(5-8), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12), 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) situated in the revenue estate of village Sihi, Sector-84, Gurgaon Manesar Urban Complex, Haryana.

NAME OF THE OWNERS

M/s-Ganga Global Homes Pvt. Ltd.



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DOCUMENTS SCRUTINIZED:

The Copy of the following documents were provided to us:

1. Copy of Letter of Intent bearing memo no. LC-4946-/JE(SB)-2023/4982- dated 21.02.2023, issued by DTCP, Haryana to M/s Ganga Global Homes Pvt. Ltd. with respect to the set up Mixed Land Use Colony on the land measuring 8.34375 Acres at village Sihi, Sector-84, Gurugram.
2. Copy of the License No. 127 of 2023 bearing endorsement no. Memo No. LC-4946/JE(SB)-2023/19420 dated 16.06.2023, issued by Director of Town and Country Planning, Haryana to M/s Ganga Global Homes Pvt. Ltd. for the setting up of Mixed Use Colony (70% Residential & 30% Commercial) under TOD Policy, on the land measuring 8.34375 acres (66 Kanal and 15 Marla) comprised in Rectangle no. 38, Killa nos. 18/2/2(5-8), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12), 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) situated in the revenue estate of village Sihi, Sector-84, Gurgaon Manesar Urban Complex, Haryana. The said license is valid up to 15.06.2028.
3. Copy of the Sale Deed bearing registration No. 4559 dated 10.08.2022, executed by (i) Sh. Kavar Lal, (ii) Sh. Chote Lal, (iii) Smt. Geeta Devi, (iv) Smt. Shakuntla Devi, (v) Sh. Suresh Kumar, (vi) Smt. Phool Wati, (vii) Sh. Virender Singh, (viii) Sh. Ashok Yadav, (ix) Sh. Dinesh Kumar, (x) Sh. Randhir Singh, (xi) Sh. Ravindra Kumar, (xii) Sh. Baljeet Singh, (xiii) Sh. Devendra Kumar, (xiv) Sh. Pravendra Kumar, (xv) Sh. Ajay Kumar Yadav, (xvi) Sh. Manoj Kumar in favour of M/s Ganga Global Homes Pvt. Ltd. in respect of land measuring 16 Kanal 06 Marla 04 Sarsai situated in the revenue estate of village Sihi, District Gurgaon, Haryana.
4. Copy of the Sale Deed bearing registration No. 4472 dated 09.08.2022 executed by M/s Magnum International Trading Company Private Limited in favour of M/s Ganga Global Homes Private Limited with respect of land measuring 39 Kanal 05 Marla situated in the revenue estate of village Sihi, District Gurgaon, Haryana.
5. Copy of the Sale Deed bearing registration No. 4558 dated 10.08.2022 executed by (i) Sh. Sujan Singh, (ii) Sh. Deshraj, (iii) Sh. Hansraj, (iv) Smt. Bimla Devi, (v) Sh. Harpal, (vi) Sh. Harnam, (vii) Sh. Birbal, (viii) Smt. Santosh, (ix) Sh. Anand Yadav, (x) Smt. Kavita, (xi) Sh. Ajit in favour of M/s Ganga Global Homes Private Limited with respect of land measuring 10 Kanal 13 Marla 05 Sarsai situated in the revenue estate of village Sihi, District Gurgaon, Haryana.



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6. Copy of Gift Deed (*Hibanama*) bearing registration no. 3103 dated 19.12.2016 Executed by Sh. Ajit in favour of Sh. Randhir Singh son of Sh. Keshoram for land measuring 00 Kanal and 04 Marla (i.e. 1/136 share) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
7. Copy of '*Parivarik Hastantaran*' bearing registration no. 3203 dated 30.12.2016, executed by Sh. Keshoram in favour of (i) Sh. Randhir Singh son of Sh. Keshoram [1/10 share], (ii) Sh. Ravinder Kumar, (iii) Sh. Baljeet Singh, (iv) Sh. Devinder Kumar, (iv) Sh. Pravindra Kumar all sons of Sh. Ran Singh for land measuring 06 Kanal 08 Marla and 07 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
8. Copy of '*Parivarik Hastantaran*' bearing registration no. 3984 dated 18.12.2018, executed by Smt. Gindodi Devi, (ii) Smt. Bimla Devi in favour of Sh. Hansraj son of Sh. Sukhlal for land situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
9. Copy of '*Parivarik Hastantaran*' Registration no. 8833 dated 16.01.2020, executed by Smt. Bimla Devi in favour of Sh. Sujan Singh son of Sh. Sukh Lal for land measuring 00 Kanal 07 Marla and 02 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
10. Copy of '*Parivarik Hastantaran*' bearing registration no. 9358 dated 24.01.2020, executed by Smt. Bimla Devi in favour of Sh. Deshraj son of Sh. Sukhlal for land measuring 00 Kanal 07 Marla and 02 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
11. Copy of '*Parivarik Hastantaran*' Registration no. 11619 dated 03.03.2022, executed by (i) Smt. Santosh, (ii) Smt. Kamla both daughters of Sh. Chetram, (iii) Smt. Santosh, (iv) Smt. Kamla daughters of Smt. Samudra, in favour of (i) Sh. Harpal son of Sh. Chetram [2/175 share], (ii) Sh. Birbal son of Sh. Chetram [4/175 share], (iii) Sh. Ajit son of Sh. Chetram [2/175 share], (iv) Sh. Harnam son of Sh. Chetram [2/175 share] for land measuring 01 Kanal 11 Marla and 01 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
12. Copy of '*Parivarik Hastantaran*' bearing registration no. 11237 dated 05.03.2020, Executed by Sh. Rajendra in favour of Sh. Ajay Kumar Yadav son of Sh. Rajendra for land measuring 02 Kanal 14 Marla and 04 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.



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13. Copy of 'Dastbardari Nama' Registration no. 4152 dated 02.08.2022, executed by (i) Smt. Saroj, (ii) Smt. Sunita [daughters], (iii) Smt. Champa Devi [widow] of Sh. Munshi Ram, (iv) Smt. Monica, (v) Smt. Jyoti both daughters of Sh. Sudesh, (vi) Sh. Rahul [son], (vii) Smt. Preeti Yadav [daughter] of Smt. Sneh Lata in favour of Sh. Suresh Kumar son of Sh. Munshi Ram for land measuring 00 Kanal 17 Marla and 03 Sarsai situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.
14. Copy of the Forest Clearance vide letter ref. no. (SRN) J6A-V9K-862F dated 31.10.2022 Issued by Divisional Forest Officer to M/s Ganga Global Homes Private Limited for land measuring 8.34375 acres situated in village Sihi, Sector-84, District Gurgaon, Haryana.
15. Copy of Height Clearance vide letter No. AAI/RHQ/NR/ATM/NOC/2023/295/1054-57 dated 16.05.2023, issued by Airports Authority of India to M/s Ganga Global Homes Private Limited for land situated in village Sihi, Sector-84, District Gurgaon, Haryana.
16. Copy of Aravali NOC vide letter ref. no. 03/MB dated 16.01.2023, issued by Deputy Commissioner of Gurgaon to M/s Ganga Global Homes Private Limited for land measuring 8.34375 Acres situated in village Sihi, District Gurgaon, Haryana.
17. Copy of Zoning Plan, issued by DTCP, Haryana with respect to the License No. 127 of 2023.
18. Copies of the Jamabandi of village Sihi for the years 2009-2010, 2014-2015 & 2019-2020 along with register inteqals.

TYPE OF SAID LAND:-

Mixed Use Colony (70% Residential & 30% Commercial) under TOD Policy under the license bearing no. 127 of 2023 issued by Director of Town and Country Planning, Haryana.

TITLE CHAIN OF THE SAID LAND:-

In light of the submissions with regards to the ownership of Said Land, our opinion and views are summarized as under.

- a. From a perusal of the documents set forth in **Annexure A**, we have observed that From a perusal of the documents set forth in **Annexure A**, we have observed that the license bearing no. 127 of 2023, issued by DTCP for the



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setting up of Mixed Use Colony (70% Residential & 30% Commercial) under TOD Policy, on the land measuring **8.34375 acres (66 Kanal and 15 Marla)** comprised in Rectangle no. 38, Killa nos. 18/2/2(5-8), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12), 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) situated in the revenue estate of village Sihi, Sector-84, Gurgaon Manesar Urban Complex, Haryana in favour of M/s Ganga Global Homes Pvt. Ltd. **The said license is valid up to 15.06.2028.**

b. The chain of title with respect of the Said Land is detailed as below:-

i. **Rectangle no. 38, Killa nos. 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) measuring 39 Kanal and 15 Marla**

- As per the Jamabandi for the year of 2009-2010, bearing Khewat no. 253/233/234, Khatauni no. 267, **M/s Magnug International Trading Company Private Limited** was the recorded owner of the land measuring **39 Kanal and 15 Marla** comprised in Rectangle no. 38, Killa nos. 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) [along with some other land parcel] situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.
- As per the Jamabandi for the year of 2014-2015, bearing Khewat no. 286/253, Khatauni no. 292, **M/s Magnug International Trading Company Private Limited** was the recorded owner of the land measuring **39 Kanal and 15 Marla** comprised in Rectangle no. 38, Killa nos. 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) [along with some other land parcel] situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.
- As per the Jamabandi for the year of 2019-2020, bearing Khewat no. 284/286, Khatauni no. 292, **M/s Magnug International Trading Company Private Limited** was the recorded owner of the land measuring **39 Kanal and 15 Marla** comprised in Rectangle no. 38, Killa nos. 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) [along with some other land parcel] situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.





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- Upon review of the 'Badar' (Correction) no. 15, we note that the name of M/s Magnum International Trading Company Private Limited was erroneously written in the aforesaid jamabandis as M/s Magnug International Trading Company Private Limited instead of M/s Magnum International Trading Company Private Limited and same was duly rectified through the 'Badar' (Correction) no. 15.
- That, M/s Magnum International Trading Company Private Limited sold land measuring **39 Kanal and 15 Marla** comprised in Rectangle no. 38, Killa nos. 19/2(2-16), 20(8-0), 21/1(5-4), Rectangle no. 39, Killa nos. 15/1(7-15), 16(8-0), 25(8-0) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon to **Owner i.e. M/s Ganga Global Homes Pvt. Ltd.** vide Sale Deed bearing registration no. 4472 dated 09.08.2022 and mutation of the same is recorded in the Jamabandi vide mutation no. 3657.

ii. **Rectangle no. 38, Killa nos. 18/2/2(5-8), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) measuring 27 Kanal 00 Marla**

- As per the Jamabandi for the year of 2009-2010, bearing Khewat no. 289/270, Khatauni no. 305, (i) Sh. Shriram, (ii) Sh. Kavar Lal, (iii) Sh. Chote Lal [sons], (iv) Smt. Geeta Devi, (v) Smt. Shakuntla Devi [daughters] of Sh. Shyamsukh [1/8 share], (vi) Sh. Suresh [son], (vii) Smt. Saroj, (viii) Smt. Sneha Lata, (ix) Smt. Sunita [daughters], (x) Smt. Champa Devi [widow] of Sh. Munshi Ram [1/48 share], (xi) Smt. Monika, (xii) Smt. Jyoti daughters of Sh. Sudesh [1/240 share], (xiii) Sh. Keshoram, (xiv) Sh. Sukhlal, (xv) Sh. Chetram all sons of Sh. Budhram [3/5 share], (xvi) Sh. Rajendra, (xvii) Sh. Manoj Kumar both sons of Sh. Mehar Chand [1/5 share], (xviii) Sh. Pooran Singh son of Sh. Shyam Lal [1/20 share] were the joint recorded owners of the land measuring **27 Kanal and 04 Marla** comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.
- That, as per the virasat Integal no. 2723, Sh. Chetram had died on 05.07.2006 and his share in the above said jamabandi devolved in favour of (i) Smt. Samudra [widow], (ii) Sh. Harpal, (iii) Sh. Harnam, (iv) Sh. Ajit, (v) Sh. Birbal [sons], (vi) Smt. Santosh, (vii) Smt. Kamla [daughters] (7/8 share), (viii) Smt. Santosh [widow], (ix) Sh. Anand





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[son], (x) Smt. Kavita [daughter] of Sh. Naresh (1/8 share) vide rapat no. 988 dated 29.07.2010.

- As per the Jamabandi for the year of 2014-2015, bearing Khewat no. 330/289, Khatauni no. 338, (i) **Sh. Shriram**, (ii) **Sh. Kawar Lal**, (iii) **Sh. Chote Lal [sons]**, (iv) **Smt. Geeta Devi**, (v) **Smt. Shakuntla Devi [daughters]** of **Sh. Shyamsukh [1/8 share]**, (vi) **Sh. Suresh [son]**, (vii) **Smt. Saroj**, (viii) **Smt. Snehlata**, (ix) **Smt. Sunita [daughters]**, (x) **Smt. Champa Devi [widow]** of **Sh. Munshi Ram [1/48 share]**, (xi) **Smt. Monika**, (xii) **Smt. Jyoti daughters** of **Sh. Sudesh [1/240 share]**, (xiii) **Sh. Keshoram**, (xiv) **Sh. Sukh Lal both sons** of **Sh. Budhram [2/5 share]**, (xv) **Sh. Rajendra**, (xvi) **Sh. Manoj Kumar both sons** of **Sh. Mehar Chand [1/5 share]**, (xvii) **Sh. Pooran Singh son** of **Sh. Shyam Lal [1/20 share]**, (xviii) **Smt. Samudra [widow]**, (xix) **Sh. Harpal**, (xx) **Sh. Harnam**, (xxi) **Sh. Ajit**, (xxii) **Sh. Birbal [sons]**, (xxiii) **Smt. Santosh**, (xxiv) **Smt. Kamla [daughters]** of **Sh. Chetram [7/40 share]**, (xxv) **Smt. Santosh [widow]**, (xxvi) **Sh. Anand [son]**, (xxvii) **Smt. Kavita [daughter]** of **Sh. Naresh [1/40 share]** were the joint recorded owners of the land measuring **27 Kanal and 04 Marla** comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.
- That, Sh. Ajit transferred/gifted the land measuring **00 Kanal and 04 Marla (i.e. 1/136 share)** out of the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, **in favour of Sh. Randhir Singh son of Sh. Keshoram** vide Gift Deed (*Hibanama*) bearing registration no. 3103 dated 19.12.2016 and mutation of the same has been recorded in the jamabandi vide mutation no. 3308.
- That, Sh. Keshoram transferred his **1/5 Share (i.e. land measuring 06 Kanal 08 Marla and 07 Sarsai)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of (i) **Sh. Randhir Singh son of Sh. Keshoram [1/10 share]**, (ii) **Sh. Ravinder Kumar**, (iii) **Sh. Baljeet Singh**, (iv) **Sh. Devinder Kumar**, (iv) **Sh. Pravindra Kumar all sons** of **Sh. Randhir Singh [1/10 share]** vide '*Parivarik Hastantaran*' bearing registration





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no. 3203 dated 30.12.2016 and mutation of the same has been recorded in the jamabandi vide mutation no. 3309.

- That, as per the virasat Inteqal no. 3313, Sh. Sukhlal had died and his share in the above said jamabandi devolved in favour of (i) Smt. Gindodi Devi [widow], (ii) Smt. Bimla Devi [daughter], (iii) Sh. Sujan Singh, (iv) Sh. Desh Raj, (v) Sh. Hansraj [sons] vide rapat no. 279 dated 28.12.2016.
- That, as per the virasat Inteqal no. 3347, Sh. Shriram had died and his share in the above said jamabandi devolved in favour of (i) Smt. Phool Wati [widow], (ii) Sh. Birender Singh, (iii) Sh. Ashok Yadav [sons] vide rapat no. 865 dated 24.07.2017.
- That, as per the virasat Inteqal no. 3376, Sh. Pooran Singh had died and his share in the above said jamabandi devolved in favour of his son i.e. Sh. Dinesh Kumar vide Will bearing registration no. 47 dated 02.08.2017 and vide rapat no. 377 dated 01.01.2018. **It is to be noted that we have not been provided with the aforesaid Will and reference of the same has been taken from the revenue record.**
- That, (i) Smt. Gindodi Devi, (ii) Smt. Bimla Devi transferred their **4/75 Share (i.e. land measuring 01 Kanal and 09 Marla)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of **Sh. Hansraj son of Sh. Sukhlal** vide '*Parivarik Hastantaran*' bearing registration no. 3984 dated 18.12.2018 and mutation of the same has been recorded in the jamabandi vide mutation no. 3442.
- That, Smt. Bimla Devi transferred her **1/75 Share (i.e. land measuring 00 Kanal 07 Marla and 02 Sarsai)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of **Sh. Sujan Singh son of Sh. Sukhlal** vide '*Parivarik Hastantaran*' bearing registration no. 8833 dated 16.01.2020 and mutation of the same has been recorded in the jamabandi vide mutation no. 3493.
- That, Smt. Bimla Devi transferred her **65/4896 Share (i.e. land measuring 00 Kanal 07 Marla and 02 Sarsai)** in the total land





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measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of **Sh. Deshraj son of Sh. Sukhlal** vide '*Parivarik Hastantaran*' bearing registration no. 9358 dated 24.01.2020 and mutation of the same has been recorded in the jamabandi vide mutation no. 3496.

- That, Sh. Rajendra transferred his **1/10 Share (i.e. land measuring 02 Kanal 14 Marla and 04 Sarsai)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of **Sh. Ajay Kumar Yadav son of Sh. Rajendra** vide '*Parivarik Hastantaran*' bearing registration no. 11237 dated 05.03.2020 and mutation of the same has been recorded in the jamabandi vide mutation no. 3510.
- As per the Jamabandi for the year of 2019-2020, bearing Khewat no. 331/330, Khatauni no. 341, (i) **Sh. Kavar Lal**, (ii) **Sh. Chote Lal** [sons], (iii) **Smt. Geeta Devi**, (iv) **Smt. Shakuntla Devi** [daughters] of **Sh. Shyamsukh** [1/10 share], (v) **Sh. Suresh** [son], (vi) **Smt. Saroj**, (vii) **Smt. Sneh Lata**, (viii) **Smt. Sunita** [daughters], (ix) **Smt. Champa Devi** [widow] of **Sh. Munshi Ram** [1/48 share], (x) **Sh. Ajay Kumar Yadav son of Sh. Rajendra** [1/10 share], (xi) **Smt. Monika**, (xii) **Smt. Jyoti** daughters of **Sh. Sudesh** [1/240 share], (xiii) **Sh. Manoj Kumar son of Sh. Mehar Chand** [1/10 share], (xiv) **Smt. Samudra** [widow], (xv) **Sh. Harpal**, (xvi) **Sh. Harnam**, (xvii) **Sh. Birbal** [sons], (xviii) **Smt. Santosh**, (xix) **Smt. Kamla** [daughters] of **Sh. Chetram** [3/20 share], (xx) **Smt. Santosh** [widow], (xxi) **Sh. Anand** [son], (xxii) **Smt. Kavita** [daughter] of **Sh. Naresh** [1/40 share], (xxiii) **Sh. Ajit son of Sh. Chetram** [3/170 share], (xxiv) **Sh. Randhir Singh son of Sh. Keshoram** [1/136 share], (xxv) **Sh. Randhir Singh son of Sh. Keshoram@Kashiram** [1/10 share], (xxvi) **Sh. Ravinder Kumar**, (xxvii) **Sh. Baljeet Singh**, (xxviii) **Sh. Devendra Kumar**, (xxix) **Sh. Pravendra Kumar** all sons of **Sh. Ran Singh** [1/10 share], (xxx) **Sh. Sujan Singh**, (xxxi) **Sh. Deshraj**, (xxxii) **Sh. Hansraj** all sons of **Sh. Sukh Lal** [3/25 share], (xxxiii) **Smt. Phoolwati** [widow], (xxxiv) **Sh. Virender Singh**, (xxxv) **Sh. Ashok Yadav** [sons] of **Sh. Shriram** [1/40 share], (xxxvi) **Sh. Dinesh Kumar son of Sh. Puran Singh** [1/20 share], (xxxvii) **Sh. Hansraj son of Sh. Sukhlal** [4/75 share], (xxxviii) **Sh. Sujan Singh son of Sh. Sukh Lal** [1/75 share], (xxxix) **Smt. Bimla**





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Devi daughter of Sh. Sukh Lal [7/122400 share], (xl) Sh. Deshraj son of Sh. Sukh Lal [65/4896 share] were the joint recorded owners of the land measuring **27 Kanal and 04 Marla** comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon.

- That, as per the virasat Inteqal no. 3612, Smt. Samudra had died on 11.08.2014 and her share in the above said jamabandi devolved in favour of (i) Sh. Harpal Singh, (ii) Sh. Harnam Singh, (iii) Sh. Ajit, (iv) Sh. Birbal Yadav [sons], (v) Smt. Santosh Devi, (vi) Smt. Kamla [daughters] of Smt. Samudra, (vii) Smt. Santosh [widow], (viii) Sh. Anand Yadav [son], (ix) Smt. Kavita [daughter] of Sh. Naresh Kumar vide rapat no. 455 dated 21.01.2022.
- That, as per the virasat Inteqal no. 3638, Smt. Sneh Lata had died on 30.10.2006 and her share in the above said jamabandi devolved in favour of (i) Sh. Rahul [son], (ii) Smt. Preeti Yadav [daughter] vide rapat no. 845 dated 27.05.2022.
- That, (i) Smt. Santosh, (ii) Smt. Kamla both daughters of Sh. Chetram, (iii) Smt. Santosh, (iv) Smt. Kamla daughters of Smt. Samudra transferred their **2/35 Share (i.e. land measuring 01 Kanal 11 Marla and 01 Sarsai)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, in favour of (i) **Sh. Harpal son of Sh. Chetram [2/175 share], (ii) Sh. Birbal son of Sh. Chetram [4/175 share], (iii) Sh. Ajit son of Sh. Chetram [2/175 share], (iv) Sh. Harnam son of Sh. Chetram [2/175 share]** vide 'Parivarik Hastantaran' bearing registration no. 11619 dated 03.03.2022 and mutation of the same has been recorded in the jamabandi vide mutation no. 3653.
- That, (i) Smt. Saroj, (ii) Smt. Sunita [daughters], (iii) Smt. Champa Devi [widow] of Sh. Munshi Ram, (iv) Smt. Monica, (v) Smt. Jyoti both daughters of Sh. Sudesh, (vi) Sh. Rahul [son], (vii) Smt. Preeti Yadav [daughter] of Smt. Sneh Lata transferred their **1/48 Share (i.e. land measuring 00 Kanal 17 Marla and 03 Sarsai)** in the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon,





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Haryana, to **Sh. Suresh Kumar son of Sh. Munshi Ram** vide 'Dastbardari Nama' Deed bearing registration no. 4152 dated 02.08.2022 and mutation of the same has been recorded in the jamabandi vide mutation no. 3655.

- That, (i) Sh. Sujan Singh, (ii) Sh. Deshraj, (iii) Sh. Hansraj, (iv) Smt. Bimla Devi, (v) Sh. Harpal, (vi) Sh. Harnam, (vii) Sh. Birbal, (viii) Smt. Santosh, (ix) Sh. Anand Yadav, (x) Smt. Kavita, (xi) Sh. Ajit sold the land measuring **10 Kanal 13 Marla and 05 Sarsai (i.e. 267/680 share)** of the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, to **Owner i.e. M/s Ganga Global Homes Pvt. Ltd.** vide Sale Deed bearing registration no. 4558 dated 10.08.2022 and mutation of the same is recorded in the Jamabandi vide mutation no. 3658.
- That, (i) Sh. Kavar Lal, (ii) Sh. Chote Lal, (iii) Smt. Geeta Devi, (iv) Smt. Shakuntla Devi, (v) Sh. Suresh Kumar, (vi) Smt. Phoolwati, (vii) Sh. Virender Singh, (viii) Sh. Ashok Yadav, (ix) Sh. Dinesh Kumar, (x) Sh. Randhir Singh, (xi) Sh. Ravindra Kumar, (xii) Sh. Baljeet Singh, (xiii) Sh. Devendra Kumar, (xiv) Sh. Pravendra Kumar, (xv) Sh. Ajay Kumar Yadav, (xvi) Sh. Manoj Kumar sold the land measuring **16 Kanal 06 Marla and 04 Sarsai (i.e. 3/5 share)** of the total land measuring 27 Kanal and 04 Marla comprised in Rectangle no. 38, Killa nos. 18/2(5-12), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana, to **Owner i.e. M/s Ganga Global Homes Pvt. Ltd.** vide Sale Deed bearing registration no. 4559 dated 10.08.2022 and mutation of the same is recorded in the Jamabandi vide mutation no. 3659.
- Later, the owners of the above said land admeasuring 27 Kanal and 04 Marla partitioned the land vide Report no. 1056 dated 10.08.2022. As per the partition, area admeasuring **27 Kanal 00 Marla** comprised in the Rectangle no. 38, Killa nos. 18/2/2(5-8), 19/1(5-4), 21/2(2-16), 22(8-0), 23/1(5-12) fell into the share of the **Owner i.e. M/s Ganga Global Homes Pvt. Ltd.** and mutation of the Partition/Takseem is recorded in the Jamabandi vide mutation no. 3662.
- *Consequent to the above said partition, the Killa no. 18/2 under the Rectangle no. 38 was divided into two parts as Killa no. 18/2/1(0-4) &*





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18/2/2(5-8) situated in the revenue estate of village Sihi, Tehsil Manesar, District Gurgaon, Haryana.

- c. On the basis of the above documents and subject to the observations, it appears that the ownership and development rights of the Said Land are also vested with the Owner.
- d. In our view, the above verification confirms the fact that the above mentioned Deeds were duly executed and registered before the appropriate authorities.
- e. Our report basis the documents provided and verification before the Sub-Registrar office and revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

The receipt confirming our visit to the Sub-Registrar's office and copies of the revenue record is enclosed herewith for reference.

Our report is as above. In case of any Clarification, please feel free to revert.

For Z. Rehman & Associates



Encl.: As above.