

SUKHBIR YADAV & ASSOCIATES

Office: Chamber No. 50, Shaheed Sukhdev Block, Near Gate No. -1,
District Courts Gurgaon, Haryana PIN - 122001, Mob. 9891769531
Email: adv.sukhbiryadav@gmail.com

To,

M/S Ashiana Housing Limited

(CIN L70109WB1986PLC040864)

Registered office at: # 5F, Everest, 46/C, Chowringhee Road, Kolkata, West Bengal - 700071

SUBJECT: Title Search Report for: M/s Ashiana Housing Limited ("Ashiana"), for land bearing No. GH-4 measuring 43708 Sq. Mtrs. (10.80 Acres) situated in the revenue estate of Village - Naurangpur, Sector - 80, Tehsil - Manesar, District -Gurugram, Haryana.

I N D E X

Sr. No	Nature of Document	Date/ Registered	Annexure No.	Page No.
(a)	Title Search Report for past 30 years in respect of land bearing No. GH-4 measuring 43708 Sq. Mtrs. (10.80 Acres) situated in the revenue estate of Village - Naurangpur, Sector - 80, Tehsil - Manesar, District - Gurugram, Haryana	--	--	1-33
(b)	Copy of Mutation No. 4978	28.08.2023	Annexure-1	34-64
(c)	Copy of Agreement to Sale	28.07.2023	Annexure-2	65-73
(d)	Copy of Regular Letter of Allotment	01.08.2023	Annexure-3	74-79
(e)	Copy of Possession Certificate	05.09.2024	Annexure-4	80-81
(f)	Copy of Conveyance Deed	07-10-2024	Annexure-5	82-101
(g)	Copy of Zoning Plan of GH-4	08.08.2023	Annexure-6	102-103
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(i)	Copy of Jamabandi: 2019-20	15.05.2025	Annexure-8	105-116

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(j)	Copy of Jamabandi: 2014-15	10.02.2025	Annexure-9	117-120
(k)	Copy of Jamabandi: 2009-10	10.02.2025	Annexure-10	121-125
(l)	Copy of Jamabandi: 2004-05	01.03.2025	Annexure-11	126-140
(m)	Copy of Jamabandi: 1999-2000	10.02.2025	Annexure-12	141-156
(n)	Copy of Jamabandi: 1994-1995	10.02.2025	Annexure-13	157-176
(o)	Award dated 26.11.2018	26.11.2018	Annexure-14	177-186
(p)	Mutation No.3417	09.09.2005	Annexure- 15	187
(q)	Mutation No. 3540 & 3541	12.07.2006	Annexure- 16	188-193
(r)	Mutation No. 3662	05.09.2007	Annexure- 17	194-195
(s)	Mutation No. 4458	15.01.2015	Annexure-18	196-201
(t)	Inspection Charge Receipts from Sub Registrar Gurugram & Manesar	13.02.2025	Annexure - 19	202
(u)	Section 4 Notification issued by Industrial Department Haryana Government	27.08.2004	Annexure - 20	203-240
(v)	Section 6 Notification issued by Industrial Department Haryana Government	25.08.2005	Annexure - 21	241-266



Sukhbir Yadav (Advocate)
Enrolment No. P/61/2018



Mahesh Tyagi (Advocate)
Enrolment No. P/979/2012

Date: 02.04.2025

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To,

M/S Ashiana Housing Limited

(CIN L70109WB1986PLC040864)

Registered office at: # 5F, Everest, 46/C, Chowringhee Road, Kolkata, West Bengal - 700071

SUBJECT: Title Search Report for: M/s Ashiana Housing Limited ("Ashiana"), for land bearing No. GH-4 measuring 43708 Sq. Mtrs. (10.80 Acres) situated in the revenue estate of Village - Naurangpur, Sector - 80, Tehsil - Manesar, District - Gurugram, Haryana.

REFERENCE: - Legal verification of documents relating to, land bearing No. GH-4 measuring 43708 Sq. Mtrs. (10.80 Acres) situated in the revenue estate of Village - Naurangpur, Sector - 80, Tehsil - Manesar, District - Gurugram, Haryana.

Dear Sir,

As desired by you, the records of Sub-Registrar, Manesar, District - Gurugram, and office of HSIIDC, Manesar, have been verified for investigation of the title in respect of property specified herein on the basis of the documents provided to me. The details of the subject property are as mentioned below: -

1. Group Housing Land (**GH - 4**) measuring 43708 sq mtrs. (10.80 Acres) situated in the Revenue Estate of Village Naurangpur, Sector - 80, Tehsil - Manesar, District - Gurugram, Haryana, allotted by HSIIDC vide Regular Letter of Allotment (Without Offer of Possession) bearing **ref No. 221 dated 01.08.2023** in favour of Ashiana Housing Ltd (the said "**Property**"). The Conveyance Deed was executed by HSIIDC and Ashiana *vide* Document No. 9168 dated 07.10.2024. **Possession certificate dated 05.09.2024 was issued by HSIIDC along with approved zoning plan.** The description of the land (which included GH-4) is given below with the revenue number and **area comprising the land and adjacent roads** as per the latest Jamabandi for the year 2019-20.

Table - A

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Sr. NO	Rectangle No.	Killa No.	Area	
			Kanal	Marla
1	21	24/4	0	8
2	29	1/1	3	4
3	20	22/1	2	16
4	29	1/4	3	12
5	21	24/5	0	8
6		24/1	0	16
7		24/2	0	8
8		24/6	5	12
9		25	8	0
10	28	5/2	5	16
11	29	1/2	0	6
12		2/1	2	16
13		7/2	6	2
14		8	8	0
15		10	8	0
16	21	24/3	0	8
17	20	22/2	5	4
18		23	8	0
19		24/1/1	1	14
20	29	2/2	5	4
21		3	8	0
22		4/1/1	3	18
23	28	4	8	0
24		5/1	1	7
25		7	8	0
26	29	9	8	0
27	20	21/3	3	12
28	28	5/3	0	18
29		6	8	0
30	29	1/3	0	18
Grand Total			127	07
				15.918 Acres

Note: As per the deemed award and judgment dated 26.11.2018 passed by Hon'ble Supreme Court in case titled *Rameshwar &*

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Ors. Vs. State of Haryana (Civil Appeal No. 8794 of 2015 & Others) - The Haryana Government, Industries Department issued a notification dated 27 August 2004 under Section 4 of the Land Acquisition Act, 1894 ("**LA Act**") for acquiring lands admeasuring about 912 Acres from three villages namely, Manesar, Lakhnoula and Naurangpur, District Gurgaon for setting up Integrated Complex for residential, recreational and other public purposes in the name and style of Chaudhari Devi Lal Industrial Township.

After initiation of acquisition vide notification dated 27 August 2004, various sale deeds were executed by the landowners in favour of various private entities/builders.

In furtherance of the notification dated 27 August 2004, Government had issued notification dated 25 August 2005 under Section 6 of the LA Act in respect of the land admeasuring 688 acres situated in Manesar, Lakhnoula and Naurangpur, District Gurgaon for setting up the industrial township. Thereafter, a notice dated 2 August 2007 was issued under Section 9 of the LA Act calling upon the landowners of land admeasuring 688 acres situated in Manesar, Lakhnoula and Naurangpur, District Gurgaon to appear before the relevant authority on 26 August 2007 for pronouncement of the final award.

However, the Haryana Government, vide notification dated 24 August 2007 passed an order dropping the acquisition and stated that it would begin land acquisition proceedings by virtue of issuing a fresh notification. Thereafter, letter dated 20 September 2007 was issued by HSIIDC wherein HSIIDC

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submitted a proposal to constitute an Inter Departmental Committee to survey the area and submit its recommendations for initiating fresh acquisition proceedings. Subsequently, on 26 March 2008, the Inter Departmental Committee submitted a report recommending complete withdrawal of land acquisition wherein the reason for withdrawal of the land acquisition proceedings were stated, *inter alia*, as 12 applications for grant of licence along with requisite fees were submitted by various colonisers in respect of area of about 362 acres.

Around 22 August 2009, approvals of building plans for group housing societies and schemes of private builders came to be granted. On becoming aware of the fact that lands under acquisition were being utilized for private gain by various builders, farmers started agitation against the process adopted by government machinery.

On 29 January 2010, the Haryana Government decided to close the acquisition proceedings in view of the recommendations submitted by Inter Departmental Committee on 26 March 2008 which was also accepted by HSIIDC.

The farmers approached the Hon'ble High Court of Punjab and Haryana against the decision of the Haryana Government to release the lands from the acquisition proceedings and close the land acquisition proceedings. The farmers had claimed that fraud was played by the officials of the land acquisition department and other government departments in active connivance with the builders to grab the land of farmers. The said writ petitions filed by the farmers were dismissed by Hon'ble High Court and thereafter farmers approached the Supreme Court of India.

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Subsequently, the Supreme Court adjudicated the whole issue in a matter titled as *Rameshwar & Ors. vs State of Haryana & Ors* (Civil Appeal No. 8788 of 2015) and vide judgment dated 12 March 2018 set aside the decision of the Haryana Government dated 24 August 2007 and 29 January 2010 to withdraw the proceeding of land acquisition. The Court in its judgment directed that an award is deemed to have been passed on 26 August 2007 ("**Deemed Award**") in respect of the lands (i) which were covered by the declaration under Section 6 of LA Act and (ii) which were transferred by the landowners during the period 27 August 2004 till 29 January 2010. The lands which were not transferred by the landowners during the aforesaid period are not governed by the directions issued by court. The court further ordered that the lands covered under Court's direction shall vest in the HUDA/HSIIDC, as may be directed by the Haryana Government, free from all encumbrances. HUDA/HSIIDC may forthwith take possession thereof.

In compliance of the judgment, Haryana Government *vide* its order dated 26 November 2018 vested the land under acquisition with HSIIDC.

HSIIDC has passed a deemed award dated 24 August 2007 which was notified on 26 November 2018 ("**Deemed Award**") as mentioned in Mutation No. 4978 dated 28.08.2023 in the office of Sub-registrar Manesar, Gurugram;, for the acquisition of land for residential, recreational and other public utilities in Village Naurangpur, Lakhnaula and Manesar, Tehsil Manesar, District Gurugram for setting up IMT, Manesar. Under Deemed

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Award, the total land admeasuring 296 Acre, 6 Kanal and 12 Marla of revenue estate of village Naurangpur was acquired by HSIIDC for Residential, Recreational and other public utilities for setting up IMT, Manesar. **All pieces of land mentioned in Table - A from 1 to 30 (including the said Property) are part of the Deemed Award.**

2. The net area of land, forming part of the Property, transferred from HSIIDC to Ashiana Housing Limited is approximately **80 Kanal 16 Marla (10.80 acres)** vide Conveyance Deed No. 9168 dated 07.10.2024 in the office of Sub-Registrar Manesar, Gurugram.
3. Thereafter, the said Property (with title GH-4) was advertised by HSIIDC and bids were invited vide its Bid Document dated 16.01.2023. M/s Ashiana Housing Limited (CIN No. L70109WB1986PLC040864) emerged as the highest bidder in the e-auction conducted by HSIIDC. Subsequently, a Letter of Intent (LOI) was issued by HSIIDC in favour of M/s Ashiana Housing Limited vide Letter No. HSIIDC: C&H: 2023:27 dated 28.03.2023 for the purpose of development of a Group Housing Colony. Thereafter, based on the terms of the bid document, an Agreement for the sale of said Property was entered into between HSIIDC and M/s Ashiana Housing Limited on 28.07.2023. **A Copy of Mutation No. 4978 and a Copy of the Agreement are annexed as Annexures 1 and 2 respectively.**
4. Thereafter, a Regular Letter of Allotment (RLA) in respect of the said Property was issued to M/s Ashiana Housing Limited vide Letter No. HSIIDC: 221 dated 01.08.2023 in accordance with Haryana Enterprises and Employment Policy - 2020 (HEEP-2020) issued by Govt. of Haryana and Estate Management Procedures - 2015 (EMP-2015) of HSIIDC. **A copy of the Regular Letter of Allotment is annexed herewith as Annexure 3.**
5. Further, the possession of said Property was handed over to M/s Ashiana Housing Limited on 05.09.2024 vide Possession Certificate Ref No. Est/Manesar/PSC/2024/00019 and HSIIDC/IMT/EN66/2669 dated

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05.09.2024. Further, a Conveyance Deed bearing Document No. 9168 has been executed by HSIIDC in favour of M/s Ashiana Housing Limited and registered in the office of Sub Registrar, Manesar, Gurgaon on 07.10.2024.
A copy of the Possession Certificate and Conveyance Deed is annexed herewith as Annexures 4 and 5 respectively.

GENERAL DETAILS

- Name and address of the client:-** M/S Ashiana Housing Limited having registered office at: # 5F, Everest, 46/C, Chowringhee Road, Kolkata, West Bengal - 700071, Branch office at Ashiana Amarah, Sector - 93, Wazirpur, Gurugram, Haryana - 122505.
- Name and address of the transferor:** - Haryana State Industrial & Infrastructure Development Corporation Limited (HSIIDC), C - 13-14, Sector - 6, Panchkula, Haryana.
- Description of property:** - Land bearing No. GH-4 admeasuring 43708 sq mtrs (10.80 Acres) situated in the revenue estate of Village Naurangpur, Sector - 80, Tehsil - Manesar, District -Gurugram, Haryana (the said "Property").

DOCUMENT SCRUTINIZED:

4. The following documents have been scrutinized before the office of Sub-Registrar, Manesar, and the office of HSIIDC, IMT Manesar.

Sr. No	Nature of Document	Date/ Registered	Parties to the document	Document Details	Annexure No.
(a)	Copy of Mutation No. 4978	28.08.2023	M/s Flair Realtors Pvt. Ltd., M/s Metopolish Realtors Pvt. Ltd., M/s Gibbon Propbuild Pvt. Ltd. and HSIIDC	Mutation No. 4978, Hadbast No. 157.	Annexure-1
(b)	Copy of Agreement to Sale	28.07.2023	HSIIDC and M/s Ashiana Housing Ltd.	--	Annexure-2
(c)	Copy of Regular Letter of Allotment	01.08.2023	HSIIDC and M/s Ashiana Housing Ltd.	Ref No. HSIIDC: 221 dated 01.08.2023	Annexure-3

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(d)	Copy of Possession Certificate	05.09.2024	HSI IDC and M/s Ashiana Housing Ltd.	Ref No. Est/ Manesar/ PSC/2024/00032 and HSI IDC/IMT /EN66/2669 dated 05.09.2024	Annexure-4
(e)	Copy of Conveyance Deed	07-10-2024	HSI IDC and M/s Ashiana Housing Limited	Vasika no 9168 dated 07-10-2024	Annexure-5
(f)	Copy of Zoning Plan of GH-4	08.08.2023	--	Zoning Plan of Group Housing GH-4 (Drg No. HSI IDC/ IPD/1522 dt 08.08.2023, received vide letter No, HSI IDC:CEH:2023:7555 dated 17.08.2023	Annexure-6
(g)	Copy of Sizra, Naurangpur	08.08.2023	--	--	Annexure-7
(h)	Copy of Jamabandi: 2019-20	15.05.2025	--	Jamabandi of the year 2019-2020 with details of owners of the land	Annexure-8
(i)	Copy of Jamabandi: 2014-15	10.02.2025	--	Jamabandi of the year 2014-2015 with details of owners of the land	Annexure-9
(j)	Copy of Jamabandi: 2009-10	10.02.2025	--	Jamabandi of the year 2009-2010 with details of owners of the land	Annexure-10
(k)	Copy of Jamabandi: 2004-05	01.03.2025	--	Jamabandi of the year 2004-2005 with details of owners of the land	Annexure-11
(l)	Copy of Jamabandi: 1999-2000	10.02.2025	--	Jamabandi of the year 1999-2000 with details of owners of the land	Annexure-12
(m)	Copy of Jamabandi: 1994-1995	10.02.2025	--	Jamabandi of the year 1994-1995 with details of owners of the land	Annexure-13
(n)	Award dated 26.11.2018	26.11.2018		Deemed Award dated 24.08.2007 announced on 26.11.2018	Annexure-14
(o)	Mutation No.3417	09.09.2005	M/s PNG Housing Pvt. Ltd. & M/s Logical Developers Pvt. Ltd.	Mutation No. 3417, Hadbast No.157	Annexure-15
(p)	Mutation No. 3540 & 3541	12.07.2006	Sh.Sevaram S/o Tarachand and M/s Flair Realtors Pvt. Ltd. & M/s Metropolis Realtors Pvt. Ltd.	Mutation No. 3540 & 3541, Hadbast No.157	Annexure-16
(q)	Mutation No. 3662	05.09.2007	Sh.Sevaram S/o Tarachand and M/s Flair Realtors Pvt. Ltd	Mutation No. 3662, Hadbast No.157	Annexure-17

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(r)	Mutation No. 4458	15.01.2015	M/s Logical Developers Pvt. Ltd.	Mutation No.4458, Hadbast No.157	Annexure-18
(s)	Inspection Charge Receipts from Sub Registrar Gurugram & Manesar	13.02.2025		Revenue Record Inspection carried out at Sub Registrar Gurugram & Manesar	Annexure - 19
(t)	Section 4 Notification issued by Industrial Department Haryana Government	27.08.2004	-	Section 4 Notification issued by Industrial Department Government of Haryana for acquisition of land including the said Property.	Annexure - 20
(u)	Section 6 Notification issued by Industrial Department Haryana Government	25.08.2005	-	Section 6 Notification issued by Industrial Department Government of Haryana for acquisition of land including the said Property	Annexure - 21

5. Following are the Khasra No. (Rectangle No.) wise details of the subject land as per Revenue Records of Village Naurangpur **prior to Acquisition by HSIIDC.**

(i) LAND MEASURING **25 KANAL 14 MARLA** IN **RECTANGLE NO. 20**, KILLA NO. 22/1 KHEWAT NO. 106/99, KILLA NO. 22/2, 23, 24/1/1 KHEWAT NO 702/615, KILLA NO. 21/1 KHEWAT NO. 547/509, 21/2 KHEWAT NO. 624/547 AND KILLA NO 21/3 KHEWAT NO. 954/813 SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, TEHSIL MANESAR, DISTRICT GURGAON, HARYANA;

(ii) LAND MEASURING **16 KANAL** SITUATED IN **RECTANGLE NO. 21**, KILLA NO. 24/4 KHEWAT NO. 89/84, KILLA NO. 24/5 KHEWAT NO. 382/353, KILLA NO. 24/1, 24/2, 24/6, 25 KHEWAT NO. 641/582 AND KILLA NO. 24/3 KHEWAT NO. 644/565 SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, TEHSIL MANESAR, DISTRICT GURGAON, HARYANA;

(iii) LAND MEASURING **32 KANAL 01 MARLA** FALLING IN **RECTANGLE NO. 28** KILLA NO. 5/2 KHEWAT NO. 641/562, KILLA NO. 4, 5/1, 7 KHEWAT NO. 953/812 AND KILLA NO. 5/3, 6 KHEWAT NO. 954/813 SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, TEHSIL MANESAR, DISTRICT GURGAON, HARYANA;

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(iv) LAND MEASURING **58 KANAL** FALLING IN **RECTANGLE NO. 29** KILLA NO. 1/1 KHEWAT NO. 89/84, KILLA NO. 1/4 KHEWAT NO. 380/351 KILLA NO. 1/2, 2/1, 7/2, 8, 10 KHEWAT NO. 641/562 AND KILLA NO. 2/2, 3, 4/1/1 KHEWAT NO. 702/615, KILLA NO. 1/3 IN KHEWAT NO. 1039/380, KILLA NO. 9 KHEWAT NO. 953/812 SITUATED IN THE REVENUE ESTATE OF VILLAGE NAURANGPUR, TEHSIL MANESAR, DISTRICT GURGAON, HARYANA.

Note - In the Land mentioned above, **Rectangle No. 29 Killa numbers 7/2, 8, 9, 10, 4/1/1, Rectangle No. 28 Killa No. 6 & 7, and Rectangle No. 20 Killa No. 24/1/1 have a total area of **51 Kanal and 14 Marla**, out of which the HSIIDC has constructed/demarcated a **30 Meter and 12 Meter sector road and the land left out has been included in the allotted land**. Therefore, the net area of land transferred from HSIIDC to Ashiana Housing Limited is approximately **80 Kanal 16 Marla (10.80 acres)**.*

6. PERMITTED LAND USAGE: -

The said land was agricultural land, thereafter acquired by HSIIDC for residential purposes (Real Estate) and allotted to M/s Ashiana Housing Limited vide Regular Letter of Allotment (RLA) No. HSIIDC/221 dated 01.08.2023 for the purpose of establishing a Group Housing Colony. As per documents available with us, (i) said Property is non-agricultural, marked and appropriately zoned in the relevant master plan for the area, designated as residential with no need for a change in land use for the proposed development, (ii) is contiguous in nature, and (iii) has suitable access for development and habitation (after obtaining permission from concerned department).

7. NATURE OF THE PROPERTY: -

The said property is permitted for a Group Housing residential project.

8. PURPOSE OF TITLE SEARCH REPORT: - For submission to International Finance Corporation ("IFC") in relation to the financing being availed by Ashiana Housing Limited from them.



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9. WHETHER THE PROPERTY IS FREEHOLD OR LEASEHOLD:

The above-said property is freehold as of date.

10. SOURCE OF PROPERTY: The said property is a self-acquired property.

11. WHETHER THE PROPERTY IS MUTATED IN MUNICIPAL / REVENUE RECORDS:

Yes, the name of Ashiana Housing Ltd. has been mentioned with the records of HSIIDC as a lawful owner in possession.

12. FLOW OF TITLE OF THE SAID PROPERTY/OBSERVATION

As per Revenue Records (before Acquisition by HSIIDC), the Land measuring 43708 sq mtrs i.e. 10.80 acres named as GH-4, situated in the revenue estate of Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana as further described hereunder (**POCKET NO. 1, 2**):

Pocket No.	Rectangle No.	Killa No.	Area	
			Kanal	Marla
POCKET - 1	20	22/1	2	16
		22/2	5	4
		23	8	0
		21/3	3	12
	21	24/4	0	8
		24/5	0	8
		24/1	0	16
		24/2	0	8
		24/6	5	12
		25	8	0
		24/3	0	8
		5/2	5	16
	28	4	8	0
		5/1	1	7
		7	8	0
		5/3	0	18
		6	8	0
	29	1/1	3	4
		1/4	3	12
		1/2	0	6
		2/1	2	16
		8	8	0
		10	8	0
		2/2	5	4
		3	8	0
		9	8	0



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		1/3	0	18
Sub-Total		27 Plot	115	13
POCKET - 2	20	24/1/1	1	14
	29	4/1/1	3	18
		7/2	6	2
Sub-Total		3 Plot	11	14
Grand Total		30 Plots	127	07

* In the Land mentioned above, **Rectangle No. 29 Killa numbers 7/2, 8, 9, 10, 4/1/1, Rectangle No. 28 Killa No. 6 & 7, and Rectangle No. 20 Killa No. 24/1/1** have a total area of **51 Kanal and 14 Marla**, out of which the HSIIDC has constructed/demarcated a **30 Meter and 12 Meter sector road**.

(a) This is freehold property in nature.

(b) The Jamabandi for the year 2019-20 is the last prepared Jamabandi in respect of Village Naurangpur. Please note, under the relevant statutes, certain parallel records are maintained along with the Jamabandis, such as mutation entries, proceedings etc. A combined review of the last Jamabandi along with the mutation entries, proceedings etc. provide the current recorded ownership status of the Property.

(c) The details of Land measuring 127 Kanal 07 Marla situated in Rectangle Nos. 20, 21, 28 & 29 as per Mutation No. 4978 in the office of Sub-registrar Manesar, Gurugram; with the **preceding owners as mentioned in Jamabandi of the year 2019-20, 2014-15, 2009-10, 2004-05, 1999-2000 and 1994-95** are given below for the reference.

JAMABANDI: 2019-20

POCKET - 1

i. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/5	0 - 8

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District Courts Gurgaon, Haryana PIN - 122001, Mob. 9891769531
Email: adv.sukhbiryadav@gmail.com

24/3

0 - 8

0 Kanal 16 Marla

ii. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/4	0 - 8
		24/1	0 - 16
		24/2	0 - 8
		24/6	5 - 12
		25	8 - 0

15 Kanal 04 Marla

iii. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0
		10	8 - 0
		9	8 - 0
		1/3	0 - 18

34 Kanal 16 Marla


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Email: adv.sukhbiryadav@gmail.com

iv. Details of land acquired by HSIIDC from M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	2/2	5 - 4
		3	8 - 0
			13 Kanal 04 Marla

v. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	22/1	2 - 16

vi. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	21/3	3 - 12

vii. Details of land acquired by HSIIDC from M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	22/2	5 - 4
		23	8 - 0
			13 Kanal 04 Marla

viii. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
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Email: adv.sukhbiryadav@gmail.com

Naurangpur	28	5/2	5 - 16
		4	8 - 0
		5/1	1 - 7
		7	8 - 0
		5/3	0 - 18
		6	8 - 0

32 Kanal 01 Marla

POCKET - 2

i. Details of land acquired by HSIIDC from M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	7/2	6 - 2

ii. Details of land acquired by HSIIDC from M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	4/1/1	3 - 18

iii. Details of land acquired by HSIIDC from M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	24/1/1	1 - 14

JAMABANDI: 2014-15

POCKET - 1



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i. Details of land owned by M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/5	0 - 8
		24/3	0 - 8
			0 Kanal 16 Marla

ii. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/4	0 - 8
		24/1	0 - 16
		24/2	0 - 8
		24/6	5 - 12
		25	8 - 0
			15 Kanal 04 Marla

iii. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0
		10	8 - 0
		9	8 - 0



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viii. **Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.**

Village	Rect No	Killa No.	Area K -M
Naurangpur	28	5/2	5 - 16
		4	8 - 0
		5/1	1 - 7
		7	8 - 0
		5/3	0 - 18
		6	8 - 0

32 Kanal 01 Marla

POCKET - 2

i. **Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi**

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	7/2	6 - 2

ii. **Details of land owned by M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.**

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	4/1/1	3 - 18

iii. **Details of land owned by M/s Gibbon Propbuild Pvt. Ltd. Address - House No. 27, Barakhamba Road, New Delhi.**

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	24/1/1	1 - 14



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JAMABANDI: 2009-10

POCKET - 1

- i. Details of land owned by M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi and MORTGAGED to to Sh. Chuhad Ram, Sh. Taru & Sh. Mohan (1/6th portion each) and Sh. Dolan & Sh. Dhannu (1/4th portion Each).

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/5	0 - 8

- ii. Details of land owned by M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi and MORTGAGED to Sh. Virender Kumar, Sh. Jagdish, Smt. Jhabarbai, Smt. Kaushalya Bai, Smt. Shanti Bai & Smt. Jhandi Bai (1/12th portion each) and Sh. Sh. Godhu S/o Sh. Roshan (1/2).

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/3	0 - 8

- iii. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	21	24/4	0 - 8
		24/1	0 - 16
		24/2	0 - 8
		24/6	5 - 12
		25	8 - 0

15 Kanal 04 Marla

- iv. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
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Email: adv.sukhbiryadav@gmail.com

Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0
		10	8 - 0
		9	8 - 0
		1/3	0 - 18

34 Kanal 16 Marla

v. Details of land owned by M/s Logical Developers Pvt. Ltd., E-20, Asaf Ali Road, New Delhi.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	2/2	5 - 4
		3	8 - 0

13 Kanal 04 Marla

vi. Details of land owned by M/s Flair Realtors Pvt. Ltd., Address - Canal Road, Vijay Nagar, New Delhi mortgaged for cultivation only to Sh. Taru & Sh. Mohan (1/2 of land in 02 equal portion) and Sh. Dolat & Sh. Dhannu (1/2 of land in 02 equal portions).

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	22/1	2 - 16

vii. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K - M
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Email: adv.sukhbiryadav@gmail.com

Naurangpur 20 21/3 3 - 12

viii. Details of land owned by M/s Logical Developers Pvt. Ltd. Address - E-20, Asaf Ali Road, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	22/2	5 - 4
		23	8 - 0

13 Kanal 04 Marla

ix. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi.

Village	Rect No	Killa No.	Area K -M
Naurangpur	28	5/2	5 - 16
		4	8 - 0
		5/1	1 - 7
		7	8 - 0
		5/3	0 - 18
		6	8 - 0

32 Kanal 01 Marla

POCKET - 2

i. Details of land owned by M/s Flair Realtors Pvt. Ltd. (1/2) and M/s Metopolis Realtors Pvt. Ltd. (1/2), Address - Canal Road, Vijay Nagar, New Delhi

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	7/2	6 - 2

ii. Details of land owned by M/s Logical Developers Pvt. Ltd. Address - E-20, Asaf Ali Road, New Delhi.

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Village	Rect No	Killa No.	Area K - M
Naurangpur	29	4/1/1	3 - 18

iii. Details of land owned by M/s Logical Developers Pvt. Ltd. Address -
E-20, Asaf Ali Road, New Delhi.

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	24/1/1	1 - 14

JAMABANDI: 2004-05

POCKET - 1

i. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand mortgaged for cultivation only to Sh. Chuhad Ram, Sh. Taru & Sh. Mohan (1/2 of land in 03 equal portion) and Sh. Dolan & Sh. Dhannu (1/2 of land in 02 equal portion).

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/5	0 - 8

ii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand and mortgaged for cultivation only to Sh. Virender Kumar, Sh. Jagdish, Smt. Jhabarbai, Smt. Kaushalya Bai, Smt. Shanti Bai & Smt. Jhandi Bai (1/2 of the land in 06 equal portion) and Sh. Sh. Godhu S/o Sh. Roshan (1/2 of the land).

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/3	0 - 8

iii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/1	0 - 16

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24/2	0 - 8
24/4	0 - 8
24/6	5 - 12
25	8 - 0

15 Kanal 04 Marla

iv. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0
		10	8 - 0
		9	8 - 0
		1/3	0 - 18

34 Kanal 16 Marla

**v. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	2/2	5 - 4
		3	8 - 0

13 Kanal 04 Marla

**vi. Details of land owned by M/s Flair Realtors Pvt. Ltd., Address - Canal
Road, Vijay Nagar, New Delhi mortgaged for cultivation only to Sh.**



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Taru & Sh. Mohan (1/2 of land in 02 equal portion) and Sh. Dolat & Sh. Dhannu (1/2 of land in 02 equal portion).

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	22/1	2 - 16

vii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	21/3	3 - 12

**viii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	22/2	5 - 4
		23	8 - 0

13 Kanal 04 Marla

ix. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	28	5/2	5 - 16
		4	8 - 0
		5/1	1 - 7
		7	8 - 0
		5/3	0 - 18
		6	8 - 0

32 Kanal 01 Marla



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POCKET - 2

i. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	7/2	6 - 2

ii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	4/1/1	3 - 18

iii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	24/1/1	1 - 14

JAMABANDI : 1999-2000

POCKET - 1

i. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand mortgaged for cultivation only to Sh. Chuhad Ram, Sh. Taru & Sh. Mohan (1/2 of land in 03 equal portions) and Sh. Dolan & Sh. Dhannu (1/2 of land in 02 equal portions).

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/5	0 - 8

ii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand and mortgaged for cultivation only to Sh. Virender Kumar, Sh. Jagdish, Smt. Jhabarbai, Smt. Kaushalya Bai, Smt. Shanti Bai & Smt. Jhandi Bai (1/2 of the land in 06 equal portion) and Sh. Sh. Godhu S/o Sh. Roshan (1/2 of the land).

Village	Rect No	Killa No.	Area
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Naurangpur	21	24/3	K - M 0 - 8
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iii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/1	0 - 16
		24/2	0 - 8
		24/4	0 - 8
		24/6	5 - 12
		25	8 - 0

15 Kanal 04 Marla

iv. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0
		10	8 - 0
		9	8 - 0
		1/3	0 - 18

34 Kanal 16 Marla

**v. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**



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Email: adv.sukhbiryadav@gmail.com

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	2/2	5 - 4
		3	8 - 0
			13 Kanal 04 Marla

vi. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand mortgaged for cultivation only to Sh. Taru & Sh. Mohan (1/2 of land in 02 equal portion) and Sh. Dolat & Sh. Dhannu (1/2 of land in 02 equal portion).

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	22/1	2 - 16

vii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	21/3	3 - 12

viii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address - Cuttack Road, Jharpada, Bhubaneswar, Odisha.

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	22/2	5 - 4
		23	8 - 0
			13 Kanal 04 Marla

ix. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K -M
Naurangpur	28	5/2	5 - 16
		4	8 - 0

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Email: adv.sukhbiryadav@gmail.com

5/1	1-7
7	8-0
5/3	0-18
6	8-0

32 Kanal 01 Marla

POCKET - 2

i. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	7/2	6-2

ii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	4/1/1	3-18

iii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	24/1/1	1-14

JAMABANDI : 1994-1995

POCKET - 1

i. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand mortgaged for cultivation only to Sh. Chuhad Ram, Sh. Taru & Sh. Mohan (1/2 of land in 03 equal portion) and Sh. Dolan & Sh. Dhannu (1/2 of land in 02 equal portion).

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Email: advshukhbiryadav@gmail.com

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/5	0 - 8

ii. **Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand and mortgaged for cultivation only to Sh. Virender Kumar, Sh. Jagdish, Smt. Jhabarbai, Smt. Kaushalya Bai, Smt. Shanti Bai & Smt. Jhandi Bai (1/2 of the land in 06 equal portion) and Sh. Godhu S/o Sh. Roshan (1/2 of the land).**

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/3	0 - 8

iii. **Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	21	24/1	0 - 16
		24/2	0 - 8
		24/4	0 - 8
		24/6	5 - 12
		25	8 - 0

15 Kanal 04 Marla

iv. **Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh. Dharmchand.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	1/1	3 - 4
		1/4	3 - 12
		1/2	0 - 6
		2/1	2 - 16
		8	8 - 0

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10	8 - 0
9	8 - 0
1/3	0 - 18

34 Kanal 16 Marla

**v. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	29	2/2	5 - 4
		3	8 - 0

13 Kanal 04 Marla

**vi. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh.
Dharmchand mortgaged for cultivation only to Sh. Taru & Sh. Mohan (1/2 of
land in 02 equal portion) and Sh. Dolat & Sh. Dhannu (1/2 of land in 02
equal portion).**

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	22/1	2 - 16

**vii. Details of land owned by Sh. Sevaram S/o Sh. Tarachand S/o Sh.
Dharmchand.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	21/3	3 - 12

**viii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K - M
Naurangpur	20	22/2	5 - 4
		23	8 - 0

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Email: adv.sukhbiryadav@gmail.com

13 Kanal 04 Marla

ix. Details of land owned by Sh. Sevaram S/o Sh.Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K -M
Naurangpur	28	5/2	5 - 16
		4	8 - 0
		5/1	1 - 7
		7	8 - 0
		5/3	0 - 18
		6	8 - 0

32 Kanal 01 Marla

POCKET - 2

i. Details of land owned by Sh. Sevaram S/o Sh.Tarachand S/o Sh. Dharmchand.

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	7/2	6 - 2

**ii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K -M
Naurangpur	29	4/1/1	3 - 18

**iii. Details of land owned by M/s PNG Housing Pvt. Ltd., Address -
Cuttack Road, Jharpada, Bhubaneswar, Odisha.**

Village	Rect No	Killa No.	Area K -M
Naurangpur	20	24/1/1	1 - 14

SUKHBIR YADAV & ASSOCIATES

Office: Chamber No. 50, Shaheed Sukhdev Block, Near Gate No. -1,
District Courts Gurgaon, Haryana PIN - 122001, Mob. 9891769531
Email: advsukhbiryadav@gmail.com

I have conducted the inspection & search, on the basis of title documents, as made available, in the office of the sub-registrar, Manesar & HSIIDC, Manesar and have verified that the said Property is free hold in nature and Ashiana Housing Ltd., is the recorded and registered owner of the Property and having a clear & marketable title thereof. And there are no subsisting encumbrances in the revenue record.

13. OPINION/ CERTIFICATE:

On the basis of the inspection of the revenue records and documents supplied to us and the Deemed Award, we, certify that Ashiana Housing Ltd. has clear and marketable title/ownership of the above said Property. The said Property i.e. GH-4 measuring 43708 sq mtrs (10.80 Acre) at Sector-80, Gurugram has been allotted by HSIIDC to Ashiana Housing Ltd. *vide* Regular Letter of Allotment No. HSIIDC/221 dated 01.08.2023 for Group Housing Colony. The Conveyance Deed of the said Property has been executed by HSIIDC in favour of ASHIANA HOUSING LTD. which is registered in the office of the Sub-registrar, Manesar vide SI No. 9168 dated 07.10.2024.

We further certify that:

- i) The said Property is free from any encumbrances and Ashiana has freehold rights on the Property.
- ii) The said Property is contiguous, non - agriculture and earmarked as group housing plot in the relevant master plan for the area as approved by HSIIDC.
- iii) There is no need of any change in land use for the said Property and is suitable for development and habitation.
- iv) As per the documents made available to us, Ashiana Housing Ltd. is the lawful owner and in peaceful possession of the said Property and there is no risk of dispossession. However, the risk of dispossession in the future on account of acquisition by the government under relevant laws cannot be ascertained at this stage. We cannot indemnify about the dispossession risk in the future.
- v) Based on our recent inspection and review of the revenue records, documents supplied to us by Ashiana and the court search made at Supreme Court of India, High Court of Punjab and Haryana and

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District Courts of Gurugram, there is no pending or threatened claims or litigations concerning the acquisition of the Property nor regarding the compensation paid by HSIIDC to the landowners for the Property.

Note:

A commission was appointed by administrative order by the State Government of Haryana under the chairmanship of Justice S N Dhingra (Retd.), and the commission submitted its report to the Hon'ble High Court of Punjab and Haryana at Chandigarh. In CWP No. 24139 of 2016 (O&M) Vide order dated 09.05.2024, a three-judge bench of Hon'ble High Court of Punjab and Haryana at Chandigarh quashed the Report submitted by the commission on technical grounds and the writ petition was accordingly disposed off.

INSPECTION/TITLE SEARCH CARRIED OUT AT THE OFFICE OF THE SUB REGISTRAR OF MANESAR AND HSIIDC, MANESAR:-(RECEIPT ENCLOSED)

Notes/Disclaimer:

The report is based on the document furnished to us & information received during our investigation as well as clarification received during the process of perusal of documents. This Report may be relied upon by IFC, its officers, employees, successors, assignees, agents and professional advisors.

For Sukhbir Yadav & Associates



Sukhbir Yadav (Advocate)
Enrolment No. P/61/2018



Mahesh Tyagi (Advocate)
Enrolment No. P/979/2012

Date: 02.04.2025