



ADVOCATES AND LEGAL CONSULTANTS

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DUE DILIGENCE REPORT-PHASE V

Due Diligence Report of Gurugram Property in respect of Land comprised of various Khewat/ Khata No. under Phase 5 being 40/41, 41/42, 41/43, 887/921, 195/198, 237/241 23/23 and 571/599 comprising under Rectangle No. 34, Killa No. 14, 17, 18/1, 22/2, 23, 24, 25; Rectangle No. 39, Killa No. 2/1, 2/2, 4, 5/1, 5/2, 6/2, 6/1, 7, 8/1, 8/2, 8/3, 9/1, 14, 15/1, 15/2, 16/2, 16/1, 17, 18, 23/1, 24/1/1, 26 and Rectangle No. 40, Killa No. 11, 12, 13, 20/1 situated at Village Maidawas, Tehsil Badshahpur, Gurugram.



VANDEETA GUPTA

Advocate

Enrol. No: D/943/2002

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Date: 09.05.2026

To,
Mr. Vasant D Shelke,
General Counsel, Emaar India Limited,
Having its office at Emaar Business Park,
Mehrauli Gurugram Road, Sikanderpur Chowk,
Sector – 28, Gurugram (Gurgaon) 122002, Haryana, India;
Email: Vasantds@emaar.ae; KChowdhry@emaar.ae

Subject: Due Diligence Report of Gurugram Property in respect of Land comprised of various Khewat/ Khata No. under Phase 5 being 40/41, 41/42, 41/43, 887/921, 195/198, 237/241, 23/23 and 571/599 comprising under Rectangle No. 34, Killa No. 14, 17, 18/1, 22/2, 23, 24, 25; Rectangle No. 39, Killa No. 2/1, 2/2, 4, 5/1, 5/2, 6/2, 6/1, 7, 8/1, 8/2, 8/3, 9/1, 14, 15/1, 15/2, 16/2, 16/1, 17, 18, 23/1, 24/1/1, 26 and Rectangle No. 40, Killa No. 11, 12, 13, 20/1 measuring 168 Kanal 10 Marla situated at Village Maidawas, Tehsil Badshahpur, Gurugram.

SCOPE OF THE REPORT

This Report reflects and provides the status of:

1. The ownership and title of the Said Property comprising various land parcels under Khewat/Khata Nos. 40/41, 41/42, 41/43, 887/921, 195/198, 237/241, 23/23 and 571/599 situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, including its devolution and present ownership status as reflected in the revenue records;
2. The chain of title as evidenced through successive Jamabandi entries (1989-1990 and 1994-1995 to 2024-2025) and duly sanctioned mutations based on registered sale deeds and other conveyances;
3. The existence or non-existence of any encumbrance, charge, or adverse entry on the Said Property or any portion thereof as recorded in the revenue records with the jurisdictional Sub-Registrar, Badshahpur, Gurugram;



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TERMS OF REFERENCE:

The exercise of title verification and legal due diligence has been undertaken on the basis of the documents and information (the "Information") made available by and/or procured in respect of the Said Property. This includes examination of the chain of title through perusal of revenue records (Jamabandis for the years 1989-1990, 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2014-2015, 2019-2020, and 2024-2025), verification of mutation proceedings (Mutation Nos. 1556, 1896, 2155, 2156, 2157, 2168, 2145, 2190, 2660, 2661, 2760, 3582, 3709, 3712, 3719 3990, and 4060) available through the Office of the Jurisdictional Sub-Registrar, Badshahpur, Gurugram, verification of revenue records to the extent accessible. This Report is based on records and documents which are mentioned hereinabove.

This Report may not be regarded as absolute and should be relied upon as a substitute for full set of warranties that the Client must seek to achieve from the present recorded owners and/or persons claiming through or under the present owners in consonance with the nature of the proposed transaction. This Report is Client privileged and confidential and is not meant for external circulation and dissection.

DOCUMENTS PROCURED THROUGH INSPECTION FOR FURTHER SCRUTINISATION:

The following documents have been procured by us through Sub- Registrar, Badshahpur, Gurugram.

S. No.	DATE	DESCRIPTION OF DOCUMENTS
1.	1994-1995	Copy of Jamabandi for the year 1994-1995 in respect of the land forming part of the subject property situated at Village Maidawas, Tehsil Badshahpur, Gurugram, reflecting the then existing Khewat/Khata numbers, ownership entries, area particulars and revenue details.



2.	1999-2000	Copy of Jamabandi for the year 1999–2000 pertaining to the aforesaid land parcels, reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
3.	2004-2005	Copy of Jamabandi for the year 2004–2005 pertaining to the subject land parcels, reflecting title entries in favour of various recorded owners including individuals and corporate entities, along with area particulars and Killa descriptions.
4.	2009-2010	Copy of Jamabandi for the year 2009–2010 pertaining to the subject land parcels, recording subsequent transfers, ownership changes, and revised Khewat/Khata entries.
5.	2014-2015	Copy of Jamabandi for the year 2014–2015 pertaining to the subject land parcels, reflecting further revenue changes, bifurcation/sub-division of certain Killa numbers, and continuity of ownership wherever applicable.
6.	2019-2020	Copy of Jamabandi for the year 2019–2020 pertaining to the subject land parcels, recording updated ownership entries, newly carved Khewat/Khata numbers, and continuation of title chain.
7.	2024-2025	Copy of Jamabandi for the year 2024–2025 being the latest available revenue record pertaining to the subject land parcels, reflecting current ownership status, area particulars, and latest Khewat/Khata numbers.
8.	2155 & 2157	Copy of Mutation No. 2155 and 2157 bearing Sale Deed Registration No. 9788 dated 31.10.2002, whereby the rights/interest of Mr. Anuj S/o Subhav and Smt. Usha W/o Subhav in land comprised in Rectangle No. 39 [Killa Nos. 4 (7-7), 5/1 (6-14), 6/2 (7-11), 7 (8-0), 8/1 (6-0), 8/2 (1-0), 8/3 (1-0), 14 (8-0), 15/1 (7-12), and 26 (0-8)] and Rectangle No. 40 [Killa Nos. 11 (8-



		0), 12 (8-0), and 13 (8-0)] were transferred in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each holding ½ (one-half) undivided share, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
9.	2156	Copy of Mutation No. 2156 bearing Sale Deed Registration No. 9780 dated 31.10.2002, whereby the rights/interest of the previous recorded owners in the relevant parcel(s) of land were transferred in favour of M/s Garden View Landscape Pvt. Ltd., and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
10.	2168	Copy of Mutation No. 2168 bearing Sale Deed Registration No. 2932 dated 04.06.2003, whereby the rights/interest of Ms. Komal Jain in land comprised in Rectangle No. 39 [Killa No. 18 (8-0) and Killa No. 23/1 (7-5)] were transferred in favour of Mr. Rajinder Sharma, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
11.	2145	Copy of Mutation No. 2145, whereby in respect of land comprised in Rectangle No. 40 [Killa No. 20/1 (7-11)], recorded under Khewat/Khata No. 7/8 in the ownership of Mr. Pawan Kumar, the cultivatory possession / pattedari rights were changed from Sh. Anuj Gupta, who was recorded as pattedar for the preceding 10 years was removed.
12.	2153 & 2154	Copy of Mutation No. 2153 and 2154 bearing Sale Deed Registration No. 9778 dated 31.10.2002, whereby the rights/interest of Mr. Anuj Gupta in land comprised in Rectangle No. 39 [Killa Nos. 16/2 (7-12), 17 (8-0), 24/1/1 (2-13)] were transferred in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each holding ½ (one-half) undivided share, and the same was duly



		sanctioned and recorded in the revenue records vide the aforesaid mutation.
13.	2190	Copy of Mutation No. 2190 bearing Sale Deed Registration No. 7272 dated 04.09.2003, whereby the rights/interest of Mr. Pawan Kumar in land comprised in Rectangle No. 40 [Killa No. 20/1 (7-11)] were transferred in favour of Ms. Kiran Tyagi, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
14.	2611	Copy of Mutation No. 2611 bearing Sale Deed Registration No. 12055 dated 09.06.2006, whereby the rights/interest of M/s Garden View Landscape Pvt. Ltd. in land comprised in Rectangle No. 34 [Killa Nos. 17 (7-3), 18/1 (4-0), 22/2 (4-0), 24 (8-0), 25 (7-7)] were transferred in favour of Mr. Adesh Tyagi, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
15.	2660	Copy of Mutation No. 2660 bearing Sale Deed Registration No. 12056 dated 31.06.2006 Rectangle No. 38 Killa Number 2/1 and 2/2, whereby the rights/interest of M/s Garden View Landscape Pvt. Ltd. in the relevant land parcel(s) were transferred in favour of M/s Pioneer Urban Land and Infrastructure Pvt. Ltd., and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
16.	2661	Copy of Mutation No. 2661 bearing Sale Deed Registration No. 18772 dated 06.12.2006, whereby the rights/interest of M/s Pioneer Urban Land and Infrastructure Pvt. Ltd. in the relevant land parcel(s) were transferred in favour of Mr. Adesh Tyagi, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.



17.	2760	Copy of Mutation No. 2760 bearing Release Deed Registration No. 22098 dated 03.01.2008, whereby Smt. Chameli Mata released her rights/interest in land comprised in Rectangle No. 39 [Killa Nos. 5/2 (0-7), 6/1 (0-8), 15/2 (0-8), and 16/1 (0-8)] in favour of Mr. Ravinder Kumar Tyagi (1/8 share), Mr. Tarun Tyagi (1/16 share), and Mr. Keshav Tyagi (1/16 share), and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
18.	2806	Copy of Mutation No. 2806 bearing Release Deed Registration No. 7732 dated 24.06.2003, whereby Smt. Kranti Devi released her rights/interest in land comprised in Rectangle No. 39 [Killa No. 9/1 (2-0)] in favour of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender, and Mr. Virender, each holding $\frac{1}{4}$ (one-fourth) share, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
19.	3990	Copy of Mutation No. 3990, whereby the rights/interest of Rajender Sharma in certain parcel(s) of land were transferred in favour of Tanmay Developers Pvt. Ltd., and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
20.	3582	Copy of Mutation No. 3582 bearing Sale Deed Registration No. 8230/1 dated 11.10.2018, whereby the rights/interest of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender and Mr. Virender, each holding $\frac{1}{4}$ share, in land comprised in Rectangle No. 39 [Killa No. 9/1 (2-0)] were transferred in favour of M/s Nyaas Projects Private Limited, and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.



21.	4060	Copy of Mutation No. 4060 bearing Registration No. 709 dated 16.04.2024, whereby the rights/interest of Mr. Ravinder Kumar Tyagi (1/8 share), Mr. Tarun Tyagi (1/8 share), and Mr. Keshav Tyagi (1/8 share) in the said land were transferred in favour of M/s Emaar India Ltd., and the same was duly sanctioned and recorded in the revenue records vide the aforesaid mutation.
22.	16.05.2024	Certified Copy of Registered Collaboration Agreement bearing Registration No. 2141 dated 16.05.2024 executed in respect of the Said Property between Mr. Adesh Tyagi, Smt. Kiran Tyagi, M/s Modular Estates Pvt. Ltd., and M/s Emaar India Limited.
23.	1989-1990	Copy of Jamabandi for the year 1989-1990 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
24.	1994-1995	Copy of Jamabandi for the year 1994-1995 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
25.	1999-2000	Copy of Jamabandi for the year 1999-2000 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
26.	2004-2005	Copy of Jamabandi for the year 2004-2005 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
27.	2009-2010	Copy of Jamabandi for the year 2009-2010 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting



		subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
28.	2014-2015	Copy of Jamabandi for the year 2014–2015 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
29.	2019-2020	Copy of Jamabandi for the year 2019–2020 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
30.	2024-2025	Copy of Jamabandi for the year 2024–2025 pertaining to the aforesaid land parcel of Rectangle No. 34 [14 (8-0)], reflecting subsequent settlement entries, continuity/change in ownership, and revised Khewat/Khata numbers.
31.	1556	Copy of the Mutation No. 1556 sanction approved on 17.08.1992, Sh. Shankarlal transferred their respective ownership rights in favour of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta (1/9 share each).
32.	1896	Copy of the Mutation No. 1896 sanctioned on basis of the order passed by the SDM dated 21.10.1992, Smt. Sharbati, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, collectively holding 5/9th share in the subject land, transferred their respective ownership rights in favour of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar (transferees), whereby the said transferees became owners to the extent of the aforesaid 5/9th share.



33.	3709	Copy of Mutation No. 3709 entered on the basis of Virasat Report No. 273 dated 28.12.2020, the estate of deceased Sh. Jaswant Singh, to the extent of his 1/4th share in the subject land, was reported for inheritance in favour of Smt. Chanda Devi, Sh. Kamal Kumar, Sh. Anand Kumar, and Smt. Kajal Devi, each to the extent of 1/16th share.
34.	3712	Copy of Mutation No. 3712 entered on the basis of Virasat Report No. 275 dated 13.03.2018, the estate of deceased Sh. Anand Kumar, to the extent of his 1/16th share in the subject land, was sanctioned by way of inheritance in favour of Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, being his legal heirs, with the remaining ownership entries continuing as previously recorded.
35.	3719	Copy of Mutation No. 3719 sanctioned on the basis of Sale Deed bearing Registration No. 6522 dated 05.02.2021, the subject land comprised in Rectangle No. 34, Killa No. 14 (8-0), was transferred in favour of M/s Fount Propbuild Pvt. Ltd. by Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, being owners to the extent of 3/4th share collectively, along with Smt. Chanda Devi, Sh. Kamal Kumar, and Smt. Kajal Devi, each holding 1/16th share, and Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, each holding 1/16th share in the subject land.

OWNERSHIP AND DEVOLUTION OF TITLE IN THE SAID PROPERTY

Upon perusal of the available documents hereinabove, it is found that the Said Property is comprised of various Khewat/ Khata No. under Phase 5 being 40/41, 41/42, 41/43, 887/921, 195/198, 237/241, 23/23 and 571/599, comprising under Rectangle No. 34, Killa No. 14, 17, 18/1, 22/2, 23, 24, 25; Rectangle No. 39, Killa No. 2/1, 2/2, 4, 5/1, 5/2, 6/2, 6/1, 7, 8/1, 8/2,

8/3, 9/1, 14, 15/1, 15/2, 16/2, 16/1, 17, 18, 23/1, 24/1/1, 26 and Rectangle No. 40, Killa No. 11, 12, 13, 20/1 situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana.

The land classification, ownership particulars, and relevant entries from the revenue records have been compiled and incorporated into this Report, based on the information procured for inspection to the extent possible.

DEVOLUTION OF TITLE AND OPINION- PHASE 5

1. Land falling in Rectangle No. 34 [Killa Nos. 14(8-0)]

As per the Jamabandi for the year 1989–1990, land comprised in Rectangle No. 34, Killa No. 14 (8-0), being the subject land, was recorded under Khewat/Khata No. 228/277 in the ownership of Sh. Shankarlal.

Subsequently, vide Mutation No. 1556 sanction approved on 17.08.1992, Sh. Shankarlal transferred their respective ownership rights in favour of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta (1/9 share each).

As per the Jamabandi for the year 1994–1995, land comprised in Rectangle No. 34, Killa No. 14 (8-0), being the subject land, was recorded under Khewat/Khata No. 248/294 in the ownership of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta (1/9 share each).

Subsequently, vide Mutation No. 1896 sanctioned on basis of the order passed by the SDM dated 21.10.1992, Smt. Sharbati, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, collectively holding 5/9th share in the subject land, transferred their respective ownership rights in favour of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar (**transferees**), whereby the said transferees became owners to the extent of the aforesaid 5/9th share.



Thereafter, in the Jamabandi for the year 1999–2000, the subject land i.e. Rectangle No. 34, Killa No. 14 (8-0), was reflected under Khewat/Khata No. 261/310 in the names of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar as owners in possession. The nature of cultivation in the revenue record was recorded as self-cultivated.

Further, in the Jamabandi for the year 2004–2005, the subject land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)] was recorded under Khewat/Khata No. 245/284 in the ownership of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, each having 1/4th undivided share therein, and the cultivation continued to be reflected as self-cultivation.

Thereafter, in the Jamabandi for the year 2009–2010, the subject land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)] was recorded under Khewat/Khata No. 346/379 in the ownership of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, each holding 1/4th undivided share, with cultivation again recorded as self-cultivation.

In the Jamabandi for the year 2014–2015, the said Land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)], the subject land was recorded under Khewat 427/457 and in the ownership of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar with each having 1/4 share and the cultivation column continued to record self-cultivation.

In the Jamabandi for the year **2019–2020**, the said Land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)], the subject land was recorded under Khewat 492/522 and in the ownership of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar with each having 1/4 share with cultivation recorded as self-cultivation.

Subsequently, vide Mutation No. 3709 entered on the basis of Virasat Report No. 273 dated 28.12.2020, the estate of deceased Sh. Jaswant Singh, to the extent of his 1/4th share in the subject land, was reported for inheritance in favour of Smt. Chanda Devi, Sh. Kamal Kumar, Sh. Anand Kumar, and Smt. Kajal Devi, each to the extent of 1/16th share.



Thereafter, vide Mutation No. 3712 entered on the basis of Virasat Report No. 275 dated 13.03.2018, the estate of deceased Sh. Anand Kumar, to the extent of his 1/16th share in the subject land, was sanctioned by way of inheritance in favour of Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, being his legal heirs, with the remaining ownership entries continuing as previously recorded.

Subsequently, vide Mutation No. 3719 sanctioned on the basis of Sale Deed bearing Registration No. 6522 dated 05.02.2021, the subject land comprised in Rectangle No. 34, Killa No. 14 (8-0), was transferred in favour of M/s Fount Propbuild Pvt. Ltd. by Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, being owners to the extent of 3/4th share collectively, along with Smt. Chanda Devi, Sh. Kamal Kumar, and Smt. Kajal Devi, each holding 1/16th share, and Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, each holding 1/16th share in the subject land.

In the Jamabandi for the year 2024–2025, the said Land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)], the subject land was recorded under Khewat 571/599 and in the ownership of M/s Fount Propbuild Pvt. Ltd. and is recorded as self-cultivation.

2. As per the Jamabandi for the year **1994–1995**, the subject land was recorded under **Khewat/Khata No. 428/527**, comprising the following:

- Rectangle No. 34, Killa Nos. 17(7-3), 24 (8-0) and 25(7-7);
- Rectangle No. 39, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8)
- Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0)

The ownership of the foresaid land i.e. Rectangle No. 34, Killa Nos. 17(7-3), 24 (8-0) and 25(7-7); Rectangle No. 39, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8); Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0) was recorded in the names of Mr. Anuj S/o Subhav and Smt. Usha W/o Subhav. The cultivation for the said land i.e. Rectangle No. 34, Killa Nos. 17(7-3), 24 (8-



0) and 25(7-7); Rectangle No. 39, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11), 7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8); Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0) was recorded in favour in Rajender Kumar.

In the subsequent Jamabandi for the year 1999–2000, the same land was reflected under Khewat/Khata No. 462/564 with no change in the description, extent, or ownership of the property. The ownership of the foresaid land was recorded in the names of Mr. Anuj S/o Subhav and Smt. Usha W/o Subhav. The cultivation for the said land was recorded in favour in Rajender Kumar.

2.1 Land falling in Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)]

- Thereafter, Mr. Anuj S/o Subhav and Smt. Usha W/o Subhav transferred the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] in favour of M/s Garden View Landscape Pvt. Ltd. vide Mutation No. 2156, sanctioned on the basis of Sale Deed Registration No. 9780 dated 31.10.2002.
- In the subsequent Jamabandi for the year 2004–2005, under Khewat/Khata No. 22/24, the subject land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] was recorded in the name of M/s Garden View Landscape Pvt. Ltd., Salam.
- Subsequently, vide Mutation No. 2611, the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] was transferred by M/s Garden View Landscape Pvt. Ltd. in favour of Mr. Adesh Tyagi which was sanctioned on the basis of Sale Deed Registration No. 12055 dated 09.06.2006.
- In the Jamabandi for the year 2009–2010, the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] was reflected under Khewat/Khata No. 31/32, with ownership recorded in the name of Mr. Adesh Tyagi and the land was recorded as self-cultivated.
- In 2014–2015, the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] under Khewat/Khata No. 30/31, continued to be recorded under the name of Mr. Adesh Tyagi and was recorded as self-cultivated.



- In 2019–2020, the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] reflected under Khewat/Khata No. 38/39 continued to be recorded under the name of Mr. Adesh Tyagi and the land was recorded as self-cultivated..
- In the latest Jamabandi for the year 2024–2025, the said land i.e. Rectangle No. 34 [Killa Nos. 17 (7-3), 24(8-0), 25(7-7)] stands recorded under Khewat/Khata No. 40/41, continuing in the name of Adesh Tyagi and the land was recorded as self-cultivated..

The Khewat/Khata numbers have undergone changes over successive settlement periods, there is no change in the identity, extent, or location of the land, which remains consistently identifiable through the same Rectangle and Killa numbers. The revenue record thus reflects a clear, continuous, and unbroken chain of title, culminating in the ownership of Mr. Adesh Tyagi.

a. **Land falling in Rectangle No. 39 [Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8)] and Rectangle No. 40 [Killa No. 11(8-0), 12(8-0), and 13(8-0)]**

- In the year 2002, the subject land was owned by Mr. Anuj S/o Subhav and Smt. Usha W/o Subhav, who transferred the same in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each holding $\frac{1}{2}$ (one-half) undivided share, by way of the following registered sale deeds:
 - i. Sale Deed dated 31.10.2002, bearing Registration No. 9788 sanctioned vide Mutation No. 2157, pertaining to land comprised in Rectangle No. 39 [Killa Nos. 4 (7-7), 5/1 (6-14), 6/2 (7-11), 7 (8-0), 8/1 (6-0), 8/2 (1-0), 8/3 (1-0), 14 (8-0), 15/1 (7-12), 26 (0-8)]; and
 - ii. Sale Deed dated 31.10.2002, bearing Registration No. 9786 sanctioned vide Mutation No. 2155, pertaining to land comprised in Rectangle No. 40 [Killa Nos. 11 (8-0), 12 (8-0), 13 (8-0)].



- Thereafter in the Jamabandhi for the year 2004-2005, under Khewat/Khata No. 23/25 Rectangle No. 39, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8) and Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0) standing in the ownership of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each holding $\frac{1}{2}$ share therein and the land was recorded as self-cultivated.
- Thereafter, in the Jamabandi for the year 2009–2010, the same land, admeasuring the same area, came to be reflected under Khewat/Khata No. 32/33 , Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8) and Rectangle No. 40 Killa No. 11(8-0), 12(8-0) and 13(8-0), with ownership continuing in the names of Adesh Tyagi and Kiran Tyagi, each holding $\frac{1}{2}$ share and the land was recorded as self-cultivated.
- Subsequently, in the Jamabandi for the year 2014–2015, the same parcel of land, admeasuring the same area, was entered under Khewat/Khata No. 31/32, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8) and Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0) with ownership continuing in the names of Adesh Tyagi and Kiran Tyagi, each holding $\frac{1}{2}$ share and the land was recorded as self-cultivated.
- In the succeeding Jamabandi for the year 2019–2020, the said land came to be bifurcated and reflected under Khewat/Khata Nos. 39/40. Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8) and Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0) with ownership continuing in the names of Adesh Tyagi and Kiran Tyagi, each holding $\frac{1}{2}$ share and the land was recorded as self-cultivated.
- Thereafter, in the latest Jamabandi for the year 2024–2025, the said land continued to be reflected under Khewat/Khata Nos. 41/42 respectively, with ownership continued to comprise the principal parcel of land with ownership of



Adesh Tyagi and Kiran Tyagi, each holding $\frac{1}{2}$ share therein and the land was recorded as self-cultivated.

3. Land falling in Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)]

- As per the Jamabandi for the year 1994–1995, the subject land was recorded under Khewat/Khata No. 18/20, comprising the following:
 - Rectangle No. 34, Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0);
 - Rectangle No. 39, Killa Nos. 2/1(2-15), 2/2 (4-12)The ownership was recorded in the names of Mr. Anuj (also known as Aneej) and Ms. Usha Rani, while cultivation was recorded in the name of Mr. Rajender Kumar.
- In the subsequent Jamabandi for the year 1999–2000, the same land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] was reflected under Khewat/Khata No. 19/22, with no change in ownership or cultivation. The ownership continued in the names of Mr. Anuj @ Aneej and Ms. Usha Rani, and cultivation was recorded in the name of Mr. Rajender Kumar.
- Thereafter, vide Sale Deed bearing Registration No. 9780 dated 31.10.2002, the aforesaid land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] was transferred by Mr. Anuj @ Aneej and Ms. Usha Rani in favour of M/s Garden View Landscape Pvt. Ltd., Salan. The said transfer was duly sanctioned vide Mutation No. 2156, and ownership of the said portion stood recorded in favour of M/s Garden View Landscape Pvt. Ltd.
- In the Jamabandi for the year 2004–2005, the said Land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] under Khewat/Khata No. 22/24, the subject land was recorded in the name of M/s Garden View Landscape Pvt. Ltd., Salan 7 share and which is recorded self-cultivation.



- Subsequently, vide Sale Deed bearing Registration No. 12055 dated 06.09.2006, sanctioned vide Mutation No. 2611, a portion of the land comprising Rectangle No. 34 [Killa Nos. 18/1 (4-0), 22/2 (4-0) and 23 (8-0)] was transferred by M/s Garden View Landscape Pvt. Ltd. in favour of Mr. Adesh Tyagi.
- Further, vide Sale Deed bearing Registration No. 12056 dated 06.09.2006, sanctioned vide Mutation No. 2660, a portion of the land comprising Rectangle No. 39 [Killa Nos. 2/1 (2-15) and 2/2 (4-12)] was transferred by M/s Garden View Landscape Pvt. Ltd. in favour of M/s Pioneer Urban Land and Infrastructure Pvt. Ltd.
- Thereafter, vide Mutation No. 2661, the said portion of land i.e. Rectangle No. 39 [Killa Nos. 2/1 (2-15) and 2/2 (4-12)] was further transferred by M/s Pioneer Urban Land and Infrastructure Pvt. Ltd. in favour of Mr. Adesh Tyagi, on the basis of Sale Deed bearing Registration No. 18772 dated 06.12.2006.
- In the Jamabandi for the year 2009–2010, the said land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] was reflected under Khewat/Khata No. 31/32, with ownership recorded in the name of Mr. Adesh Tyagi and which is recorded self-cultivation.
- In the Jamabandi for the year 2014–2015, the said land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] under Khewat/Khata No. 30/31 continued to be recorded under the name of Adesh Tyagi and was recorded as self-cultivated.
- In the Jamabandi for the year 2019–2020, the said land i.e. Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)] reflected under Khewat/Khata No. 38/39, continued to be recorded under the name of Adesh Tyagi and was recorded as self-cultivated.

In the latest Jamabandi for the year 2024–2025, the said land Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)] and Rectangle No. 39 [Killa Nos. 2/1(2-15),



2/2 (4-12)] stands recorded under Khewat/Khata No. 40/41, continued to be recorded under the name of Adesh Tyagi and was recorded as self-cultivated.

3.1 Land falling in Rectangle No. 39 [Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13)]

- As per the Jamabandi for the year 1994–1995, the subject land was recorded under Khewat/Khata No. 18/21, comprising of Rectangle No. 39, Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13), the ownership of the foresaid land was recorded in the names of Mr. Aneej @ Anuj and Smt. Usha Rani and the cultivation was in the name of Mr. Anuj Gupta.
- In the subsequent Jamabandi for the year 1999–2000, the same land i.e. Rectangle No. 39, Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13) was reflected under Khewat/Khata No. 19/23 and was recorded in the name of Mr. Anuj Gupta.
- The ownership of the foresaid land i.e. Rectangle No. 39 [Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13)] was transferred by Mr. Anuj Gupta in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi vide Sale Deed Registration No. 9788 dated 31.10.2002, which were duly sanctioned vide Mutation Nos. 2157. That vide Mutation Nos. 2153 and 2154 through Patta was done.
- Thereafter in the Jamabandhi for the year 2004-2005, under Khewat/Khata No. 23/26 Rectangle No. 39 [Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13)] standing in the ownership of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each holding ½ share therein.
- Thereafter, in the Jamabandi for the year 2009–2010, the same land, admeasuring the same area, came to be reflected under Khewat/Khata No. 32/33, Rectangle No. 39, Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13) with ownership continuing in the names of Adesh Tyagi and Kiran Tyagi, each holding ½ share and was recorded as self-cultivation.



- Subsequently, in the Jamabandi for the year 2014–2015, the same parcel of land, admeasuring the same area, was entered under Khewat/Khata No. 31/32 , Rectangle No. 39, Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13) with ownership remaining unchanged in the names of Adesh Tyagi and Kiran Tyagi, each holding ½ share and was recorded as self-cultivation.
 - In the succeeding Jamabandi for the year 2019–2020, the said land i.e. Rectangle No. 39, Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13) came to be bifurcated and reflected under Khewat/Khata Nos. 39/41 continued to comprise the principal parcel of land with ownership of Adesh Tyagi and Kiran Tyagi, each holding ½ share therein and was recorded as self-cultivation.
 - Thereafter, in the latest Jamabandi for the year 2024–2025, the said land continued to be reflected under Khewat/Khata Nos. 41/43 respectively, continued to comprise the principal parcel of land with ownership of Adesh Tyagi and Kiran Tyagi, each holding ½ share therein and was recorded as self-cultivation..
4. **Land falling in Rectangle No. 39 [Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8)]**
- As per the Jamabandi for the year 1994–1995, the subject land was recorded under Khewat/Khata No. 427/526, comprising Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8). The ownership was recorded in the names of Mr. Nainsingh, Mr. Om Prakash, Mr. Jitender Kumar, and Smt. Chameli Mata, which was recorded as self-cultivated.
 - In the subsequent Jamabandi for the year 1999–2000, the same land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was reflected under Khewat/Khata No. 461/563 ownership was recorded in the names of Mr. Nainsingh, Mr. Om Prakash, Mr. Jitender Kumar, and Smt. Chameli Mata, which was recorded as self-cultivated.



- The ownership of the foresaid land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was recorded pursuant to Virasat bearing Registration No. 2174 pursuant to demise of Mr. Nain Singh and transferred to Om Prakash and Jitender.
- In the Jamabandi for the year 2004–2005, under Khewat/Khata No. 432/519, the subject land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was recorded in the name of Om Prakash and Jitender Kumar with a share of $\frac{3}{4}$ and with Chameli Mata a share of $\frac{1}{4}$.
- Subsequently, vide Release Deed bearing Registration No. 22098 dated 03.01.2008, Smt. Chameli Mata released her share in the said land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) in favour of Mr. Ravinder Kumar Tyagi (1/8 share), Mr. Tarun Tyagi (1/16 share), and Mr. Keshav Tyagi (1/16 share). It is clarified that the release of share was duly recorded in the revenue records through the aforesaid mutation No. 2760 and forms part of the subsequent chain of title reflected in the Jamabandi entries.
- In the Jamabandi for the year 2009–2010, the said land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was reflected under Khewat/Khata No. 549/598, with ownership recorded as follows:
 - Mr. Om Prakash and Mr. Jitender Kumar – $\frac{3}{4}$ share
 - Mr. Ravinder Kumar Tyagi – 1/8 share
 - Mr. Tarun Tyagi and Mr. Keshav Tyagi – 1/8 share jointly
- In the Jamabandi for the year of 2014–2015, the said land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) continued under Khewat/Khata No. 670/709, in the name of Om Prakash and Jitender Kumar with $\frac{3}{4}$ share Ravinder kumar tyagi with 1/8 share and tarun tyagi and keshav tyagi with 1/8 share.



- In the Jamabandi for the year of 2019–2020, the said land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8)reflected under Khewat/Khata No. 752/790 continued in the name of Jitender Kumar with 3/8 share Ravinder kumar tyagi with ½ share and tarun tyagi and keshav tyagi with 1/8 share which was recorded as self-cultivated.
- Subsequently, vide Sale Deed bearing Registration No. 709 dated 16.04.2024, the rights/interest of Mr. Ravinder Kumar Tyagi (1/2 share), Mr. Tarun Tyagi (1/16 share), Mr. Keshav Tyagi (1/16 share) and Jitender Kumar (3/8 share) in the said land were transferred in favour of M/s Emaar India Ltd., and the same was duly recorded in the revenue records vide Mutation No. 4060.
- In the latest Jamabandi for the year 2024–2025, the said land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) stands recorded under Khewat/Khata No. 887/921, in the name of M/s Emaar India Ltd. which was recorded as self-cultivated.

5. Land falling in Rectangle No. 39 [Killa Nos. 9/1(2-0)]

- In respect of the fourth portion of land, the property was recorded in the Jamabandi for the year 1944–1995 under Khewat/Khata No. 98/117, comprising land situated in **Rectangle No. 39 [Killa Nos. 9(8-0)]**, standing in the ownership of Smt. Kranti Devi, which was recorded as self-cultivated.
- Thereafter, in the Jamabandi for the year 1999–2000, the same land i.e. **Rectangle No. 39 [Killa Nos. 9(8-0)]** came to be reflected under Khewat/Khata No. 102/122, with ownership having shifted in favour of Smt. Kranti Devi, which was recorded as self-cultivated.
- In Jamabandi for the year 2004–2005 under Khewat/Khata No. 96/108, comprising land situated in Rectangle No. 39 [Killa Nos. 9/1(2-0)], standing in the ownership of Smt. Kranti Devi, which was recorded as self-cultivated.



- Vide Mutation No. 2806, the aforesaid land i.e. Rectangle No. 39 [Killa Nos. 9/1(2-0)] was transferred by Smt. Kranti in favour of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender, and Mr. Virender each holding an equal $\frac{1}{4}$ (one-fourth) share through a Release Deed bearing Registration No. 7732 dated 24.06.2008.
- Thereafter, in the Jamabandi for the year 2009–2010, the same land i.e. Rectangle No. 39 [Killa Nos. 9/1(2-0)] was reflected under Khewat/Khata No. 143/150, with ownership recorded in the names of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender, and Mr. Virender, each holding an equal $\frac{1}{4}$ (one-fourth) share therein and were recorded as self-cultivated.
- Subsequently, in the Jamabandi for the year 2014–2015, the same parcel of land i.e. Rectangle No. 39 [Killa Nos. 9/1(2-0)] reflected under Khewat/Khata No. 155/160, with ownership continuing in the name of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender and Mr. Virender with a share of $\frac{1}{4}$ each, and were recorded as self-cultivated.
- Subsequently, in the year 2018, Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender and Mr. Virender with a share of $\frac{1}{4}$ each transferred the said land i.e. Rectangle No. 39 [Killa Nos. 9/1(2-0)] in favour of M/s Nyaas Projects Private Limited by way of a registered Sale Deed bearing Registration No. 8230 dated 11.10.2018, which was duly sanctioned vide Mutation No. 3582.
- In the succeeding Jamabandi for the year 2019–2020, the said land i.e. Rectangle No. 39 [Killa Nos. 9/1(2-0)] stood reflected under Khewat/Khata No. 176/181, with ownership having further shifted in favour of M/s Nyaas Projects Private Limited through the relevant mutation entries and were recorded as self-cultivated.
- Thereafter, in the latest Jamabandi for the year 2024–2025, the same parcel of land Rectangle No. 39 [Killa Nos. 9/1(2-0)] is recorded under Khewat/Khata No. 195/198, continuing in the ownership of M/s Nyaas Projects Private Limited and were recorded as self-cultivated.



6. Land falling in Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)]

- In respect of the fifth portion of land, the subject land was recorded in the Jamabandi for the year 1994–1995 under Khewat/Khata No. 113/134, comprising land situated in Rectangle No. 39, Killa Nos. 18 and 23/1, admeasuring 8-0 and 7-5 respectively, standing in the ownership of Smt. Komal Jain recorded as self-cultivated.
- In Jamabandi for the year 1999–2000 under Khewat/Khata No. 117/140, comprising land situated in Rectangle No. 39, Killa Nos. 18(8-0) Killa Nos. 23/1(7-5), standing in the ownership of of Smt. Komal Jain recorded as self-cultivated.
- Subsequently, in the year 2003, Ms. Komal Jain transferred the said land i.e. Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] in favour of Mr. Rajinder Sharma by way of a registered Sale Deed bearing Registration No. 2932 dated 04.06.2003, which was duly sanctioned vide Mutation No. 2168.
- In Jamabandi for the year 2004–2005 under Khewat/Khata No. 108/123, comprising land situated in Rectangle No. 39, Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] standing in the ownership of Mr. Rajender Sharma recorded as self-cultivated.
- Thereafter, in the Jamabandi for the year 2009–2010, the same land came to be reflected under Khewat/Khata No.165/173, with ownership continuing in the name of Mr. Rajender Sharma recorded as self-cultivated.
- Subsequently, in the Jamabandi for the year 2014–2015, the same parcel of land i.e. i.e. Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] was entered under Khewat/Khata No. 185/191, with ownership remaining unchanged in favour of Mr. Rajender Sharma recorded as self-cultivated.
- In the succeeding Jamabandi for the year 2019–2020, the said land i.e. Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] stood reflected under Khewat/Khata No. 214/220, continuing in the ownership of Mr. Rajender Sharma recorded as self-cultivated.



- Subsequently, in the year 2023, Mr. Rajender Sharma transferred the said land i.e. Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] in favour of M/s Tanmay Developers Private Limited way of Sale Deed bearing Registration No. 5051 dated 28.07.2023, which was duly sanctioned vide Mutation No. 3990.
- Thereafter, in the latest Jamabandi for the year 2024–2025, the same parcel of land i.e. Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)] is recorded under Khewat/Khata No. 237/241, with ownership having shifted in favour of M/s Tanmay Developers Private Limited recorded as self-cultivated.

7. **Land falling in Rectangle No. 40 [Killa Nos. 20/1(7-11)]**

- In respect of the sixth portion of land, the property was recorded in the Jamabandi for the year 1994–1995 under Khewat/Khata No. 7/7, comprising land situated in Rectangle No. 40, Killa Nos. 20/1(7-11) standing in the ownership of Mr. Pawan Kumar. The cultivator of the said land was recorded as Sh. Anuj Gupta, stated to be pattedar for the preceding 5 years.
- In the subsequent Jamabandi for the year 1999–2000, the same land i.e. i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] was reflected under Khewat/Khata No. 7/8, comprising Rectangle No. 40, Killa No. 20/1, admeasuring 7-11, with ownership continuing in the name of Mr. Pawan Kumar. The cultivator was recorded as Sh. Anuj Gupta, shown as pattedar for the preceding 10 years. Thereafter, vide Mutation No. 2145, the Pattedar was removed.
- Subsequently, in the year 2003, Mr. Pawan Kumar transferred the said land i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] in favour of Ms. Kiran Tyagi by way of Sale Deed Registration No. 7272 dated 04.09.2003, which was duly sanctioned vide Mutation No. 2190.

In the Jamabandi for the year 2004–2005, the same land i.e. i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] was recorded under Khewat/Khata No. 13/13, comprising land



situated in Rectangle No. 40, Killa No. 20/1, admeasuring 7-11, with ownership recorded in the name of Smt. Kiran Tyagi. The land was recorded as self-cultivated.

- Thereafter, in the Jamabandi for the year 2009–2010, the same land i.e. i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] came to be reflected under Khewat/Khata No. 18/18, with ownership continuing in the name of Smt. Kiran Tyagi.
- Subsequently, in the Jamabandi for the year 2014–2015, the same parcel of the land i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)], was entered under Khewat/Khata No. 185/191, with ownership remaining unchanged in favour of Smt. Kiran Tyagi. The land continued to be recorded as self-cultivated.
- In the succeeding Jamabandi for the year 2019–2020, the said land i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] stood reflected under Khewat/Khata No. 21/21, continuing in the ownership of Smt. Kiran Tyagi and admeasuring the same area of 7-11. The land continued to be recorded as self-cultivated.
- Thereafter, in the latest Jamabandi for the year 2024–2025, the same parcel of land i.e. Rectangle No. 40 [Killa Nos. 20/1(7-11)] is recorded under Khewat/Khata No. 23/23, with ownership continuing in the name of Smt. Kiran Tyagi and the area remaining unchanged at 7-11.

8. Registered Collaboration Agreement (Transaction Entry):

The title records further reflect a Certified Copy of Registered Collaboration Agreement bearing Registration No. 2141 dated 16.05.2024, executed inter alia in respect of the subject property i.e. Rectangle No. 34, Killa No. 17, 18/1, 22/2, 23, 24, 25; Rectangle No. 39, Killa No. 2/1, 2/2, 4, 5/1, 6/2, 7, 8/1, 8/2, 8/3, 9/1, 14, 15/1, 16/2, 17, 24/1/1, 26 and Rectangle No. 40, Killa No. 11, 12, 13, 20/1 between Sh. Adesh Tyagi, Smt. Kiran Tyagi, M/s Modular Estates Pvt. Ltd., and M/s Emaar India Limited. The said Collaboration Agreement records the inter se rights, obligations, and development arrangement amongst the parties in relation to the subject property and forms part of the continuous title documentation chain. The



same is duly registered and is relevant for establishing the present status of rights, interest, and development control over the said property.

OBSERVATIONS

Title Verification & Record Verification

A comprehensive title verification was conducted through the examination of successive Jamabandi records {1989-90 [Rectangle no. 34 (14(8-0))] and 1994-1995 to 2024-2025} and mutation proceedings procured from the office of the Sub-Registrar, Badshahpur, Gurugram. The scope of verification covered the period from the earliest available revenue records (1994-1995) up to the latest Jamabandi for the year 2024-2025, to trace the chain of ownership for the land parcels comprising the Said Property situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana.

The following revenue records and mutation entries were specifically verified:

- i. Jamabandis for the years 1989-90 [Rectangle no. 34 (14(8-0))] 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2014-2015, 2019-2020, and 2024-2025, reflecting the continuity of ownership, changes in Khewat/Khata numbers, and area particulars for the subject land parcels under various Rectangle and Killa numbers;
- ii. Mutation No. 1556 sanction approved on 17.08.1992, Sh. Shankarlal transferred their respective ownership rights in favour of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta (1/9 share each).
- iii. Mutation No. 1896 sanctioned on basis of the case by the SDM dated 21.10.1992 whereby Smt. Sharbati, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, collectively holding 5/9th share in the subject land, transferred their respective ownership rights in favour of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, whereby the said transferees became owners to the extent of the aforesaid 5/9th share.



- 2010-2011-2012
- iv. Mutation No. 2155 & 2157 sanctioned on the basis of Sale Deed Registration No. 9788 dated 31.10.2002, whereby title was transferred from Mr. Anuj and Smt. Usha to Mr. Adesh Tyagi and Smt. Kiran Tyagi;
- v. Mutation No. 2156 sanctioned on the basis of Sale Deed Registration No. 9780 dated 31.10.2002, whereby title was transferred to M/s Garden View Landscape Pvt. Ltd.;
- vi. Mutation Nos. 2660 and 2661, evidencing the subsequent transfer of title from M/s Garden View Landscape Pvt. Ltd. to M/s Pioneer Urban Land and Infrastructure Pvt. Ltd., and ultimately to Mr. Adesh Tyagi;
- vii. Mutation No. 2760, evidencing the release of share by Smt. Chameli Mata in favour of Mr. Ravinder Kumar Tyagi, Mr. Tarun Tyagi, and Mr. Keshav Tyagi;
- viii. Mutation No. 4060 (bearing Registration No. 709 dated 16.04.2024), evidencing the transfer of rights/interest from Mr. Ravinder Kumar Tyagi, Mr. Tarun Tyagi, and Mr. Keshav Tyagi to M/s Emaar India Ltd.;
- ix. Mutation No. 3582, evidencing the transfer of title from Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender, and Mr. Virender to M/s Nyaas Projects Private Limited;
- x. Mutation No. 3709 entered on the basis of Virasat Report No. 273 dated 28.12.2020, the estate of deceased Sh. Jaswant Singh, to the extent of his 1/4th share in the subject land, was reported for inheritance in favour of Smt. Chanda Devi, Sh. Kamal Kumar, Sh. Anand Kumar, and Smt. Kajal Devi, each to the extent of 1/16th share. The said inheritance report was entered in the daily diary/register maintained by the Patwari.
- xi. Mutation No. 3712 entered on the basis of Virasat Report No. 275 dated 13.03.2018, inheritance with respect to the share devolving upon the legal heirs was recorded in favour of Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, each to the extent of 1/16th share, with the remaining entries continuing as previously recorded. The said inheritance report was also entered in the Patwari's daily register.
- xii. Mutation No. 3719 sanctioned on the basis of Sale Deed bearing Registration No. 6522 dated 05.02.2021, the subject land comprised in Rectangle No. 34, Killa No. 14 (8-0), was transferred in favour of M/s Fount Propbuild Pvt. Ltd. by Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar, being owners to the extent of 3/4th share



collectively, along with Smt. Chanda Devi, Sh. Kamal Kumar, and Smt. Kajal Devi, each holding 1/16th share, and Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, each holding 1/16th share in the subject land.

- xiii. Mutation No. 3990, evidencing the transfer of title from Mr. Rajender Sharma to M/s Tanmay Developers Private Limited; and
- xiv. Mutation No. 2190, evidencing the transfer of title from Mr. Pawan Kumar to Smt. Kiran Tyagi in respect of Rectangle No. 40, Killa No. 20/1(7-11).

The review of the aforesaid revenue records and mutation entries establishes that the Said Property, comprising various land parcels under Khewat/Khata Nos. 40/41, 41/42, 41/43, 887/921, 195/198, 237/241, 23/23 and 571/599 situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, has a documented chain of title through registered sale deeds and mutations duly sanctioned by the competent revenue authorities.

It is pertinent to note that over successive settlement periods, the Khewat/Khata numbers have undergone reorganisation and re-numbering. However, the underlying land parcels remain consistently identifiable through their respective Rectangle and Killa numbers, and the continuity of ownership has been maintained in the revenue records. The verification confirms that the Said Property is free from any conflicting or disputed title entries as reflected in the official records up to the date of verification.

Findings from Sub-Registrar Enquiry, Encumbrance Verification, and Statutory Dues Review

Upon a comprehensive review of the available revenue records (Jamabandis) and mutation proceedings procured from the office of the Sub-Registrar, Badshahpur, Gurugram, along with online inspection conducted with the concerned revenue authorities up to the date of verification, the following findings and observations are recorded:



1. The revenue records (Jamabandis) pertaining to the subject land parcels do not disclose any subsisting encumbrance, charge, lien, acquisition notification, or adverse entry that would, prima facie, affect the marketability or transferability of the title.
2. The chain of ownership is duly traceable and supported through successive Jamabandi entries and mutation proceedings, which have been sanctioned on the basis of registered sale deeds and other legally recognized instruments. The continuity of title is further reinforced by consistent reflection of ownership and cultivation status across successive settlement periods.
3. The following mutation entries, inter alia, have been verified from the revenue records: Mutation Nos. 1556, 1896, 2155, 2156, 2157, 2168, 2190, 2611, 2153, 2154, 2157, 2660, 2661, 2760, 2806, 3582, 3709, 3712, 3719, 3990, and 4060.

All the aforesaid mutations have been duly sanctioned by the competent revenue authorities and recorded in the official records, thereby legally recognizing and giving effect to the transfer of rights, title, and interest from the erstwhile owners to the subsequent purchasers/transferees. The mutation entries are found to be consistent with the underlying registered instruments along with the detailed verification of the original sale deeds and supporting documents

4. As reflected in the latest Jamabandi for the year 2024-2025, the current ownership status of the various land parcels comprising the Said Property is as under:

S. No.	Khewat/Khata No. (2024-2025)	Current Recorded Owner
1.	40/41	Mr. Adesh Tyagi
2.	41/42	Mr. Adesh Tyagi and Smt. Kiran Tyagi (each ½ share)



3.	41/43	Mr. Adesh Tyagi and Smt. Kiran Tyagi (each ½ share)
4.	887/921	M/s Emaar India Ltd.
5.	195/198	M/s Nyaas Projects Private Limited
6.	237/241	M/s Tanmay Developers Private Limited
7.	23/23	Smt. Kiran Tyagi
8.	571/599	M/s Fount Propbuild Pvt. Ltd.

5. Upon examination of the revenue records, no outstanding statutory dues or arrears pertaining to the Said Property are reflected as of the date of verification. However, it is advisable that the Client obtains an undertaking from the respective recorded owners confirming the clearance of all applicable land revenue, taxes, and other statutory dues up to the date of transfer.
6. The revenue entries consistently record the land as self-cultivated, which supports the presumption of possession with the recorded owners.
7. The Khewat/Khata numbers have undergone changes over different settlement periods; however, the identity of the land remains consistent and traceable through Rectangle and Killa numbers, indicating no ambiguity in identification.
8. Certain parcels have undergone multiple intermediate transfers before consolidation, though the end ownership is clearly reflected in the latest records and the same has been duly reflected in respective Jamabandhi's and Mutations.

Inspection Slip



A copy of the receipt evidencing payment of inspection and record verification fees to the office of the Sub-Registrar, Badshahpur, Gurugram dated 28.04.2026, has been annexed to this Report, confirming that field-level verification and interaction with the concerned officials were duly undertaken in respect of the Said Property.

CONCLUSION

Based on the examination of documents provided by the Client, the revenue records procured from the relevant authorities (including Jamabandis from 1994-1995 to 2024-2025 and certified mutation entries), and the online verifications undertaken in respect of the Said Property, the following conclusions are drawn:

I. The Said Property, comprising various land parcels under Khewat/Khata Nos. 40/41, 41/42, 41/43, 887/921, 195/198, 237/241, 23/23 and 571/599, situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, as more particularly described in the Jamabandi for the year 2024-2025, stands vested in different recorded owners through a duly documented chain of title as detailed below:

a) **Land Parcel under Khewat/Khata No. 571/599 (recorded in the name of M/s Fount Propbuild Pvt. Ltd.):**

- As per the revenue records examined, land comprised in Rectangle No. 34, Killa No. 14 (8-0), was initially recorded in the ownership of Sh. Shankarlal in the Jamabandi for the year 1989–1990 under Khewat/Khata No. 228/277.
- Subsequently, vide Mutation No. 1556 sanctioned on 17.08.1992, ownership rights were transferred by Sh. Shankarlal in favour of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, each having 1/9th share.
- As per the Jamabandi for the year 1994–1995, land comprised in Rectangle No. 34, Killa No. 14 (8-0), being the subject land, was recorded under Khewat/Khata



No. 248/294 in the ownership of Smt. Sharbati, Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, Sh. Sunder Kumar, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta (1/9 share each).

- Subsequently, vide Mutation No. 1896 sanctioned on basis of the order passed by the SDM dated 21.10.1992, Smt. Sharbati, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, collectively holding 5/9th share in the subject land, transferred their respective ownership rights in favour of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar (**transferees**), whereby the said transferees became owners to the extent of the aforesaid 5/9th share.
- The ownership of Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh. Sunder Kumar continued to be reflected consistently in the Jamabandis from the years 1999–2000 till 2019–2020, with the cultivation recorded as self-cultivation.
- Subsequently, vide Mutation No. 3709 entered on the basis of Virasat Report No. 273 dated 28.12.2020, the estate of deceased Sh. Jaswant Singh, to the extent of his 1/4th share in the subject land, was reported for inheritance in favour of Smt. Chanda Devi, Sh. Kamal Kumar, Sh. Anand Kumar, and Smt. Kajal Devi, each to the extent of 1/16th share.
- Thereafter, vide Mutation No. 3712 entered on the basis of Virasat Report No. 275 dated 13.03.2018, the estate of deceased Sh. Anand Kumar, to the extent of his 1/16th share in the subject land, was sanctioned by way of inheritance in favour of Smt. Karishma Devi, Sh. Drishya, and Smt. Nandani, being his legal heirs, with the remaining ownership entries continuing as previously recorded.
- Thereafter, vide Mutation No. 3719 sanctioned on the basis of Sale Deed bearing Registration No. 6522 dated 05.02.2021, the subject land was transferred in favour of M/s Fount Propbuild Pvt. Ltd.



- In the Jamabandi for the year 2024–2025, the said Land i.e. Rectangle No. 34 [Killa Nos. 14(8-0)], the subject land was recorded under Khewat 571/599 and in the ownership of M/s Fount Propbuild Pvt. Ltd. and is recorded as self-cultivation.

b) Land Parcel under Khewat/Khata No. 40/41 (recorded in the name of Mr. Adesh Tyagi):

- Originally recorded in the name of Mr. Anuj and Smt. Usha W/o Subhav in Jamabandi 1994-1995 under Khewat/Khata No. 428/527, comprising Rectangle No. 34, Killa Nos. 17(7-3), 24(8-0), 25(7-7), with cultivation recorded in the name of Rajender Kumar.
- The same ownership continued in Jamabandi 1999-2000 under Khewat/Khata No. 462/564.
- Transferred to M/s Garden View Landscape Pvt. Ltd. vide Mutation No. 2156 based on Sale Deed Registration No. 9780 dated 31.10.2002, to the extent of 311/27 share.
- Subsequently transferred to Mr. Adesh Tyagi vide Mutation No. 2611 based on Sale Deed Registration No. 12055 dated 09.06.2006.
- Continuously recorded in the name of Mr. Adesh Tyagi in Jamabandis for the years 2009-2010 (Khewat/Khata No. 31/32), 2014-2015 (Khewat/Khata No. 30/31), 2019-2020 (Khewat/Khata No. 38/39), and finally under Khewat/Khata No. 40/41 in 2024-2025, with the land recorded as self-cultivated.

c) Land Parcels under Khewat/Khata Nos. 41/42 and 41/43 (recorded in the names of Mr. Adesh Tyagi and Smt. Kiran Tyagi, each ½ share):

- Originally recorded in the name of Mr. Anuj and Smt. Usha W/o Subhav in Jamabandi 1994-1995 under Khewat/Khata No. 428/527, comprising Rectangle



No. 39, Killa Nos. 4(7-7), 5/1(6-14), 6/2(7-11), 7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14(8-0), 15/1(7-12), 26(0-8) and Rectangle No. 40, Killa Nos. 11(8-0), 12(8-0), 13(8-0), with cultivation recorded in the name of Rajender Kumar.

- The same ownership continued in Jamabandi 1999-2000 under Khewat/Khata No. 462/564.
- Transferred to Mr. Adesh Tyagi and Smt. Kiran Tyagi vide Mutations No. 2155 and 2157 based on registered Sale Deeds dated 31.10.2002 (Registration Nos. 9788 and 9786).
- Continuously recorded jointly in their names in successive Jamabandis (2004-2005 under Khewat/Khata No. 23/25, 2009-2010 under Khewat/Khata No. 32/33, 2014-2015 under Khewat/Khata No. 31/32, 2019-2020 under Khewat/Khata No. 39/40, and finally under Khewat/Khata Nos. 41/42 and 41/43 in 2024-2025), with the land recorded as self-cultivated.

d) Land Parcel under Khewat/Khata No. 887/921 (recorded in the name of M/s Emaar India Ltd.):

- Originally recorded in the names of Mr. Nainsingh, Mr. Om Prakash, Mr. Jitender Kumar, and Smt. Chameli Mata in Jamabandi 1994-1995 under Khewat/Khata No. 427/526, comprising Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1(0-8), 15/2(0-8), 16/1(0-8), recorded as self-cultivated. The same ownership continued in Jamabandi 1999-2000 under Khewat/Khata No. 461/563.
- In the Jamabandi for the year 2004-2005, under Khewat/Khata No. 432/519, ownership was recorded in the name of Om Prakash and Jitender Kumar with a share of $\frac{3}{4}$ and Smt. Chameli Mata with a share of $\frac{1}{4}$, pursuant to Virasat bearing Registration No. 2174 (upon the demise of Mr. Nain Singh). Smt. Chameli Mata released her $\frac{1}{4}$ share in favour of Mr. Ravinder Kumar Tyagi ($\frac{1}{8}$ share), Mr. Tarun



- Tyagi (1/8 share), and Mr. Keshav Tyagi (1/8 share) vide Release Deed bearing Registration No. 22098 dated 03.01.2008, sanctioned through Mutation No. 2760.
- In the Jamabandi for the year 2009-2010, under Khewat/Khata No. 549/598, ownership was recorded as: Mr. Om Prakash and Mr. Jitender Kumar – $\frac{3}{4}$ share; Mr. Ravinder Kumar Tyagi – $\frac{1}{8}$ share; Mr. Tarun Tyagi and Mr. Keshav Tyagi – $\frac{1}{8}$ share jointly. The ownership in Jamabandis for 2014-2015 (Khewat/Khata No. 670/709) stood in the name of Om Prakash and Jitender Kumar with $\frac{3}{4}$ share Ravinder kumar tyagi with $\frac{1}{8}$ share and tarun tyagi and keshav tyagi with $\frac{1}{8}$ share.
 - In the Jamabandi for the year 2019-2020 (Khewat/Khata No. 752/790) Jitender Kumar with $\frac{3}{8}$ share Ravinder kumar tyagi with $\frac{1}{2}$ share and tarun tyagi and keshav tyagi with $\frac{1}{8}$ share.
 - Thereafter, vide Sale Deed bearing Registration No. 709 dated 16.04.2024, the rights/interest of Mr. Ravinder Kumar Tyagi, Mr. Tarun Tyagi, and Mr. Keshav Tyagi (totalling $\frac{3}{8}$ share) were transferred to M/s Emaar India Ltd., duly sanctioned vide Mutation No. 4060.
 - In the latest Jamabandi for the year 2024-2025, the land stands recorded under Khewat/Khata No. 887/921 in the name of M/s Emaar India Ltd., recorded as self-cultivated.
 - Accordingly, the title of M/s Emaar India Ltd. is valid to the extent of the acquired $\frac{3}{8}$ undivided share in the said land parcel. The remaining $\frac{3}{4}$ share continues to be recorded in the names of Mr. Om Prakash and Mr. Jitender Kumar.

e) **Land Parcel under Khewat/Khata No. 195/198 (recorded in the name of M/s Nyaas Projects Private Limited):**



- Originally recorded in the name of Smt. Kranti Devi in Jamabandi 1994-1995 under Khewat/Khata No. 98/117, comprising Rectangle No. 39, Killa No. 9(8-0), recorded as self-cultivated.
- The same ownership continued in Jamabandi 1999-2000 under Khewat/Khata No. 102/122.
- In Jamabandi for the year 2004-2005, under Khewat/Khata No. 96/108, the land was recorded as Rectangle No. 39, Killa No. 9/1(2-0), standing in the ownership of Smt. Kranti Devi, recorded as self-cultivated.
- Vide Mutation No. 2806, the land was transferred by Smt. Kranti Devi in favour of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender, and Mr. Virender (each ¼ share) through a Release Deed bearing Registration No. 7732 dated 24.06.2003.
- Ownership recorded in the names of the said four individuals in Jamabandi 2009-2010 under Khewat/Khata No. 143/150 and Jamabandi 2014-2015 under Khewat/Khata No. 155/160, recorded as self-cultivated.
- Transferred by the said four individuals to M/s Nyaas Projects Private Limited vide registered Sale Deed bearing Registration No. 8230 dated 11.10.2018, sanctioned through Mutation No. 3582.
- Continuously recorded in the name of M/s Nyaas Projects Private Limited in Jamabandis for 2019-2020 (Khewat/Khata No. 176/181) and 2024-2025 (Khewat/Khata No. 195/198), recorded as self-cultivated.

f) **Land Parcel under Khewat/Khata No. 237/241 (recorded in the name of M/s Tanmay Developers Private Limited):**



- Originally recorded in the name of Smt. Komal Jain in Jamabandi 1994-1995 under Khewat/Khata No. 113/134, comprising Rectangle No. 39, Killa Nos. 18(8-0) and 23/1(7-5), recorded as self-cultivated.
- The same ownership continued in Jamabandi 1999-2000 under Khewat/Khata No. 117/140.
- Transferred to Mr. Rajinder Sharma vide registered Sale Deed bearing Registration No. 2932 dated 04.06.2003, sanctioned through Mutation No. 2168.
- Continuously recorded in the name of Mr. Rajinder Sharma in successive Jamabandis: 2004-2005 under Khewat/Khata No. 108/123, 2009-2010 under Khewat/Khata No. 165/173, 2014-2015 under Khewat/Khata No. 185/191, and 2019-2020 under Khewat/Khata No. 214/220, recorded as self-cultivated.
- Transferred by Mr. Rajender Sharma to M/s Tanmay Developers Private Limited vide registered Sale Deed bearing Registration No. 5051 dated 28.07.2023, sanctioned through Mutation No. 3990.
- Recorded in the name of M/s Tanmay Developers Private Limited in the latest Jamabandi for 2024-2025 under Khewat/Khata No. 237/241, recorded as self-cultivated.

g) Land Parcel under Khewat/Khata No. 23/23 (recorded in the name of Smt. Kiran Tyagi):

- Originally recorded in the name of Mr. Pawan Kumar in Jamabandi 1994-1995 under Khewat/Khata No. 7/7, comprising Rectangle No. 40, Killa No. 20/1(7-11). The cultivator was recorded as Sh. Anuj Gupta, stated to be pattedar for the preceding 5 years.



- In the Jamabandi for the year 1999-2000, under Khewat/Khata No. 7/8, ownership continued in the name of Mr. Pawan Kumar. The cultivator was recorded as Sh. Anuj Gupta for the preceding 10 years. Thereafter, vide Mutation No. 2145, the Pattedar was removed.
- Transferred to Smt. Kiran Tyagi vide registered Sale Deed bearing Registration No. 7272 dated 04.09.2003, sanctioned through Mutation No. 2190.
- Continuously recorded in the name of Smt. Kiran Tyagi in successive Jamabandis: 2004-2005 under Khewat/Khata No. 13/13, 2009-2010 under Khewat/Khata No. 18/18, 2014-2015 under Khewat/Khata No. 185/191, 2019-2020 under Khewat/Khata No. 21/21, and finally under Khewat/Khata No. 23/23 in 2024-2025, recorded as self-cultivated.

h) Registered Collaboration Agreement:

- The title records further reflect a Certified Copy of Registered Collaboration Agreement bearing Registration No. 2141 dated 16.05.2024, executed in respect of the subject property between Mr. Adesh Tyagi, Smt. Kiran Tyagi, M/s Modular Estates Pvt. Ltd., and M/s Emaar India Limited, covering the land parcels comprising Rectangle No. 34, Killa No. 17, 18/1, 22/2, 23, 24, 25; Rectangle No. 39, Killa No. 2/1, 2/2, 4, 5/1, 6/2, 7, 8/1, 8/2, 8/3, 9/1, 14, 15/1, 16/2, 17, 24/1/1, 26; and Rectangle No. 40, Killa No. 11, 12, 13, 20/1.
- The said Collaboration Agreement records the inter se rights, obligations, and development arrangement amongst the parties in relation to the subject property and forms part of the continuous title documentation chain. The same is duly registered and is relevant for establishing the present status of rights, interest, and development control over the said property.



- II. No registered encumbrances or adverse entries were found to subsist against the aforesaid land parcels as of the date of this Report. Verification of revenue records from the office of the Sub-Registrar, Badshahpur, Gurugram, confirms that the Said Property is free from any charge, mortgage, or restriction, except as expressly recorded in the Jamabandi entries. However, the Client is advised to note that the Said Property comprises multiple land parcels with different recorded owners (Mr. Adesh Tyagi, Smt. Kiran Tyagi, M/s Emaar India Ltd., M/s Nyaas Projects Private Limited, M/s Fount Propbuild Private Limited and M/s Tanmay Developers Private Limited), and any proposed transaction must be structured to acquire rights from each of the respective recorded owners to the extent of their identified shares/parcels.
- III. With respect to the nature of the Said Property, the revenue records consistently classify the land as agricultural, with cultivation recorded either as self-cultivation or through pattedars. No approvals for non-agricultural (NA) use or conversion for commercial/residential development have been provided or verified as part of this due diligence. The Client is advised to independently verify the land use classification and obtain the requisite approvals from the competent authorities under the Haryana Urban Development Authority /Department of Town and Country Planning before undertaking any non-agricultural or development activity on the Said Property.

Basis the title devolution the owners of the Land Parcels are as follows:

1. **Land falling in Rectangle No. 34 [Killa Nos. 14(8-0)]**

The revenue record pertaining to Rectangle No. 34, Killa No. 14 (8-0) reflects a continuous and traceable chain of title commencing from Sh. Shankarlal (Year 1989-1990) and thereafter devolving upon his successors through duly sanctioned Mutation No. 1556. Subsequently, vide Mutation No. 1896 sanctioned on basis of the order passed by the SDM dated 21.10.1992, Smt. Sharbati, Smt. Ramesh, Smt. Maya Devi, Sh. Santosh, and Smt. Mamta, collectively holding 5/9th share in the subject land, transferred their respective ownership rights in favour of Sh. Jasant Singh, Sh. Dharambeer, Sh. Mahabeer, and Sh.



Sunder Kumar (**transferees**), whereby the said transferees became owners to the extent of the aforesaid 5/9th share and successive Jamabandi entries from 1994–1995 till 2019-2020, ownership consistently remained vested in Sh. Jasvant Singh, Sh. Dharambeer, Sh. Mahabeer and Sh. Sunder Kumar, each holding 1/4th undivided share. Thereafter, inheritance mutations bearing Nos. 3709 and 3712 were duly entered and sanctioned in favour of the legal heirs of deceased co-sharers. Ultimately, the entire subject land stood validly transferred in favour of M/s Fount Propbuild Pvt. Ltd. vide registered Sale Deed dated 05.02.2021 sanctioned through Mutation No. 3719. The latest Jamabandi for the year 2024–2025 accordingly records M/s Fount Propbuild Pvt. Ltd. as owner in possession and cultivator of the said land, thereby evidencing a clear, lawful and uninterrupted chain of title.

2. Land falling in Rectangle No. 34, Killa Nos. 17(7-3), 24 (8-0) and 25(7-7);

- The revenue entries concerning Rectangle No. 34, Killa Nos. 17, 24 and 25 demonstrate that the land originally stood in the ownership of Mr. Anuj and Smt. Usha, which was thereafter transferred in favour of M/s Garden View Landscape Pvt. Ltd. vide Mutation No. 2156 sanctioned on the basis of registered Sale Deed dated 31.10.2002. Subsequently, the said land was transferred in favour of Mr. Adesh Tyagi vide Mutation No. 2611 sanctioned on the basis of registered Sale Deed dated 09.06.2006. The subsequent Jamabandi entries from 2009–2010 till 2024–2025 consistently reflect the ownership and possession of Mr. Adesh Tyagi with the land being recorded as self-cultivated. The revenue record thus establishes a complete and uninterrupted chain of title in favour of Mr. Adesh Tyagi.

3. Land falling in Rectangle No. 39, Killa Nos. 4(7-7), 5/1 (6-14), 6/2(7-11),7(8-0), 8/1(6-0), 8/2(1-0), 8/3(1-0), 14 (8-0), 15/1(7-12) and 26 (0-8)

- The revenue record reveals that the aforesaid parcels originally stood in the ownership of Mr. Anuj and Smt. Usha and were subsequently transferred in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi through registered Sale Deeds bearing Registration No.



9786 and 9788 dated 31.10.2002 sanctioned vide Mutation Nos. 2155 and 2157 respectively. Thereafter, successive Jamabandi entries from 2004–2005 till 2024–2025 consistently record Mr. Adesh Tyagi and Smt. Kiran Tyagi as co-owners to the extent of 1/2 share each, with the land continuously reflected as self-cultivated. The revenue documentation therefore establishes continuity of title and possession in favour of the said owners without interruption.

4. Land falling in Rectangle No. 40 Killa No. 11(8-0), 12(8-0), and 13(8-0)

- The revenue record reveals that the aforesaid parcels originally stood in the ownership of Mr. Anuj and Smt. Usha and were subsequently transferred in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi through registered Sale Deeds bearing Registration No. 9786 and 9788 dated 31.10.2002 sanctioned vide Mutation Nos. 2155 and 2157 respectively. Thereafter, successive Jamabandi entries from 2004–2005 till 2024–2025 consistently record Mr. Adesh Tyagi and Smt. Kiran Tyagi as co-owners to the extent of 1/2 share each, with the land continuously reflected as self-cultivated. The revenue documentation therefore establishes continuity of title and possession in favour of the said owners without interruption.

5. Land falling in Rectangle No. 34 [Killa Nos. 18/1(4-0), 22/2 (4-0) and 23 (8-0)]

- The subject land was initially recorded in the ownership of Mr. Anuj @ Aneej and Ms. Usha Rani and was subsequently transferred in favour of M/s Garden View Landscape Pvt. Ltd. vide registered Sale Deed bearing Registration No. 9780 dated 31.10.2002 sanctioned through Mutation No. 2156. Thereafter, this portion of land was further transferred in favour of Mr. Adesh Tyagi through registered Sale Deed bearing registration No. 12055 dated 06.09.2006 sanctioned vide Mutation Nos. 2611. The subsequent Jamabandi entries consistently record Mr. Adesh Tyagi as owner in possession from the year 2009–2010 onwards, with cultivation reflected as self-



cultivated. Accordingly, the revenue record demonstrates a valid and continuous chain of title culminating in favour of Mr. Adesh Tyagi.

6. Land falling in Rectangle No. 39 [Killa Nos. 2/1(2-15), 2/2 (4-12)]

- The subject land was initially recorded in the ownership of Mr. Anuj @ Aneej and Ms. Usha Rani and was subsequently transferred in favour of M/s Garden View Landscape Pvt. Ltd. vide registered Sale Deed bearing Registration No. 9780 dated 31.10.2002 sanctioned through Mutation No. 2156. Thereafter, this portion of land was further transferred in favour of M/s Pioneer Urban Land and Infrastructure Private Limited through registered Sale Deed bearing registration No. 12056 dated 06.09.2006 sanctioned vide Mutation Nos. 2660. Subsequently, this portion of land was further transferred by M/s Pioneer Urban Land and Infrastructure Private Limited in favour of Mr. Adesh Tyagi through registered Sale Deed bearing registration No. 18772 dated 06.12.2006 sanctioned vide Mutation Nos. 2661. The subsequent Jamabandi entries consistently record Mr. Adesh Tyagi as owner in possession from the year 2009–2010 onwards, with cultivation reflected as self-cultivated. Accordingly, the revenue record demonstrates a valid and continuous chain of title culminating in favour of Mr. Adesh Tyagi.

7. Land falling in Rectangle No. 39 [Killa Nos. 16/2(7-12), 17 (8-0), 24/1/1 (2-13)]

- The revenue record pertaining to the aforesaid land reflects ownership initially in the names of Mr. Aneej @ Anuj and Smt. Usha Rani, which thereafter came to be transferred in favour of Mr. Adesh Tyagi and Smt. Kiran Tyagi vide registered Sale Deed bearing Registration No. 9788 dated 31.10.2002 sanctioned through Mutation No. 2157. The subsequent Jamabandi entries from 2004–2005 till 2024–2025 consistently record Mr. Adesh Tyagi and Smt. Kiran Tyagi as co-owners in equal shares with



possession reflected as self-cultivated. The title chain is therefore continuous, duly reflected in revenue records and free from any apparent break.

8. Land falling in Rectangle No. 39 [Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8)]

- The revenue entries demonstrate that the land originally stood in the ownership of Mr. Nain Singh, Mr. Om Prakash, Mr. Jitender Kumar and Smt. Chameli Mata. The ownership of the foresaid land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was recorded pursuant to Virasat bearing Registration No. 2174 pursuant to demise of Mr. Nain Singh and transferred to Om Prakash and Jitender. In the Jamabandi for the year 2004–2005, under Khewat/Khata No. 432/519, the subject land i.e. Rectangle No. 39, Killa Nos. 5/2(0-7), 6/1 (0-8), 15/2(0-8),16/1(0-8) was recorded in the name of Om Prakash and Jitender Kumar with a share of $\frac{3}{4}$ and with Chameli Mata a share of $\frac{1}{4}$. Upon inheritance and subsequent Release Deed bearing Registration No. 22098 dated 03.01.2008 sanctioned vide Mutation No. 2760, shares devolved upon Mr. Ravinder Kumar Tyagi (1/8 share), Mr. Tarun Tyagi (1/16 share), and Mr. Keshav Tyagi (1/16 share) Thereafter, in the Jamabandi for the year 2009–2010, the said land, the ownership was recorded in the name of Mr. Om Prakash and Mr. Jitender Kumar (combined $\frac{3}{4}$ share); Mr. Ravinder Kumar Tyagi – 1/8 share; Mr. Tarun Tyagi (1/16 share) and Mr. Keshav Tyagi (1/16 share). Thereafter, vide registered Sale Deed bearing Registration No. 709 dated 16.04.2024 sanctioned through Mutation No. 4060, the respective ownership rights were transferred in favour of M/s Emaar India Ltd. The latest Jamabandi for the year 2024–2025 accordingly records M/s Emaar India Ltd. as owner in possession and cultivator of the said land, thereby evidencing a complete and lawful chain of title.

9. Land falling in Rectangle No. 39 [Killa Nos. 9/1(2-0)]

- The revenue record pertaining to Rectangle No. 39, Killa No. 9/1 reflects that the land originally stood in the ownership of Smt. Kranti Devi and thereafter devolved through



Release Deed bearing Registration No. 7732 dated 24.06.2008 sanctioned vide Mutation No. 2806 in favour of Mr. Krishan Kumar, Mr. Hari Om, Mr. Vijender and Mr. Virender, each holding 1/4th share. Subsequently, vide registered Sale Deed bearing Registration No. 8230 dated 11.10.2018 sanctioned through Mutation No. 3582, the said land was transferred in favour of M/s Nyaas Projects Private Limited. The latest Jamabandi for the year 2024–2025 continues to reflect M/s Nyaas Projects Private Limited as owner in possession with cultivation recorded as self-cultivated, thereby establishing continuity of title.

10. Land falling in Rectangle No. 39 [Killa Nos. 18(8-0) Killa Nos. 23/1(7-5)]

- The subject land was initially recorded in the ownership of Smt. Komal Jain and thereafter transferred in favour of Mr. Rajender Sharma through registered Sale Deed bearing Registration No. 2932 dated 04.06.2003 sanctioned vide Mutation No. 2168. The subsequent Jamabandi entries consistently reflected Mr. Rajender Sharma as owner in possession till the year 2019–2020. Thereafter, vide registered Sale Deed bearing Registration No. 5051 dated 28.07.2023 sanctioned through Mutation No. 3990, the land stood transferred in favour of M/s Tanmay Developers Private Limited. The latest Jamabandi for the year 2024–2025 accordingly records M/s Tanmay Developers Private Limited as owner in possession and cultivator of the said land, thus reflecting a valid and uninterrupted chain of title.

11. Land falling in Rectangle No. 40 [Killa Nos. 20/1(7-11)]

- The revenue record demonstrates that the land initially stood in the ownership of Mr. Pawan Kumar with cultivation reflected in favour of Sh. Anuj Gupta as pattedar, which entry was subsequently removed vide Mutation No. 2145. Thereafter, the land was transferred in favour of Smt. Kiran Tyagi through registered Sale Deed bearing Registration No. 7272 dated 04.09.2003 sanctioned vide Mutation No. 2190. Successive Jamabandi entries from 2004–2005 till 2024–2025 consistently record Smt.



Kiran Tyagi as owner in possession with cultivation reflected as self-cultivated. The title chain accordingly remains continuous and duly supported by revenue records.

12. Conclusion qua Registered Collaboration Agreement dated 16.05.2024

- The title record further reflects a duly registered Collaboration Agreement bearing Registration No. 2141 dated 16.05.2024 executed amongst Sh. Adesh Tyagi, Smt. Kiran Tyagi, M/s Modular Estates Pvt. Ltd. and M/s Emaar India Ltd. in relation to various parcels of the subject property. The said document forms part of the continuous title and transactional record and evidences the inter se development rights, obligations and arrangements concerning the subject land. The registration and incorporation of the said document in the revenue/title chain further substantiates the present status of rights, possession and development control over the concerned properties.

IV. Accordingly, the title of the respective recorded owners to their identified parcels comprised in the Said Property is clear, valid, and marketable as reflected in the revenue records up to the Jamabandi for the year 2024-2025. The chain of title is traceable through a continuous succession of duly sanctioned mutations, registered sale deeds, inheritance entries (Virasat), release deeds, and exchange deeds, with no break or discrepancy identified in the revenue records. The verification confirms that the Said Property is free from any conflicting or disputed title entries as reflected in the official records up to the date of verification.

However, it is reiterated that the Said Property comprises multiple ownership interests across different corporate entities and individuals, as detailed in the table below:

S. No.	Khewat/Khata No. (2024-2025)	Current Recorded Owner(s)	Share/Extent
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1.	40/41	Mr. Adesh Tyagi	Whole
2.	41/42	Mr. Adesh Tyagi and Smt. Kiran Tyagi	Each ½ share
3.	41/43	Mr. Adesh Tyagi and Smt. Kiran Tyagi	Each ½ share
4.	887/921	M/s Emaar India Ltd.	Whole
5.	195/198	M/s Nyaas Projects Private Limited	Whole
6.	237/241	M/s Tanmay Developers Private Limited	Whole
7.	23/23	Smt. Kiran Tyagi	Whole
8.	571/599	M/s Fount Propbuild Pvt. Ltd.	Whole

In conclusion, the title over the various land parcels comprising the Said Property situated at Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, as derived through the respective recorded owners, is legally sound and traceable through a continuous chain of duly sanctioned mutations and registered conveyances as reflected in the revenue records up to the Jamabandi for the year 2024-2025. The Client may proceed with the proposed transaction in respect of the Said Property, subject to the observations, advisories, and conditions enumerated hereinabove.



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DISCLAIMER

We may point out that:

- The Comments indicated in this report are based on the review of the Documents as described and specifically indicated in this Report. No other documents or agreements have been reviewed by us at this stage.
- We have assumed that the information and documents, including the copies of the documents obtained from the public authorities, are correct, accurate and true.
- The comments indicated in this Report are based on the legislative provisions, clarifications and judicial decisions as are in force on the date of this Report However, authorities may take their independent view or opinion.
- The comments indicated in this Report are based on the searches of the available records as conducted in terms of the mandate given to us.
- No physical verification of the Said Land has been carried out by us for the purposes of the corroboration of the information.
- We have no responsibility to update this Report for events or circumstances occurring after this date, unless specifically requested by the Client.
- This Report is limited to the terms of Reference and should not be read as extending by implication to any other matter.
- This Report is solely for the information and use of the Client or its affiliates. This Report may not be used for any other purpose, or distributed to any other person, without out prior written consent. Any person other than the Client or its affiliates should not rely on this Report without seeking prior professional advice.
- We do not express any opinion on the evaluation of the Said Land, and no person may rely on this Report for the purpose of evaluation.



Should you have any further questions or need any clarification please do not hesitate to contact us.

Yours faithfully,

Vandeeta Gupta



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