

# ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No. 34 Block B, District Court Gurgaon  
Mob:- 9811534404, E-mailanurag\_raghav@rediffmail. com

Report No. AR-37/25

Date: 30-09-25

To

M/s Nowara Realty LLP  
Unit no.1615, Tower-1,  
DLF Corporate Greens,  
Sector 74  
Gurugram

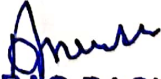
**Sub: Legal Opinion-cum-title search report in respect of land falling in**

- 1. Khewat No. 687 Khata No. 692 Rect. No. 46 Kila No. 9/1/2(2-10), 11/2(3-17), 12(8-0), 13(8-0), 14/1(6-0) field 5 total measuring 28 Kanal 7 Marla.**
- 2. Khewat No. 688 Khata No. 693 Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7/1(4-0), 7/2(3-11), 8(7-11), 9/1/1(1-6) field 6 total measuring 32 Kanal 8 Marla.**
- 3. Khewat No. 911 Khata No. 921 Rect. No. 46 Kila No. 14/2(2-0), 15(8-0) field 2 total measuring 10 Kanal 0 Marla. situated within the revenue estate of Village Farruk Nagar, Tehsil Farruk Nagar, District Gurugram.**

**PRESENT PROPERTY OWNER:**

Property mentioned in clause 1 above is presently owned by Smt. Sudesh W/o Rajender measuring 28 kanal 7 marla.

Property mentioned in clause 2 above is presently owned by Anil Kumar Jain S/o Mahender Kumar Jain measuring 32 kanal 8 marla.

  
**ANURAG RAGHAV**  
Advocate  
P-1320A/2003



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Property mentioned in clause 3 above is presently owned by Smt. Sudesh W/o Rajender measuring 10 kanal 0 marla.

## DOCUMENTS EXAMINED:-

Jamabandi for the year 2021-22, 2016-17 & 2011-12 and their mutations for village Farruk Nagar I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, Farruk Nagar and also record of concerned Halqua Patwari since the year 2006 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

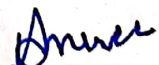
## SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2011-12.

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (1) IS AS UNDER:-** Khewat no. 687

That Smt. Sudesh W/o Rajender 567/1630 Share ie 28 Kanal 7 Marla is recorded as owner of land falling in Khewat No. 469 Khata No. 486 Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7(7-11), 8(7-11), 9/1(3-16), 11(8-0), 12(8-0), 13(8-0), 14/1(6-0), 18/2(4-0), 19(8-0), 20/1(4-12), field 12 total measuring 81 Kanal 10 Marla in the jamabandi for the year 2011-12.

That land falling in Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7(7-11), 8(7-11), 9/1(3-16), 11(8-0), 12(8-0), 13(8-0), 14/1(6-0), 18/2(4-0), 19(8-0), 20/1(4-12), field 12 total measuring 81 Kanal 10 Marla, have been partitioned together in case no. 105/T.F

2

  
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Advocate  
P-1320A/2003



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DOD/25-11-16 and land falling in Rect. No 46 Kila No. 9/1/2(2-10), 11/2(3-17), 12(8-0), 13(8-0), 14/1(6-0), field 5, land measuring 28 Kanal 7 Marla has fallen in share of Smt. Sudesh W/o Rajender S/o Jaidev. The mutation of the same has been sanctioned vide mutation no. 13003 dt. 06-02-17.

That Smt. Sudesh W/o Rajender is recorded as owner of land falling in Khewat No. 563 Khata No. 573 Rect. No. 46 Kila No. 9/1/2(2-10), 11/2(3-17), 12(8-0), 13(8-0), 14/1(6-0) field 5 total measuring 28 Kanal 7 Marla in the jamabandi for the year 2016-17.

That Smt. Sadesh W/o Rajender is recorded as owner of land falling in Khewat No. 687 Khata No. 692 Rect. No. 46 Kila No. 9/1/2(2-10), 11/2(3-17), 12(8-0), 13(8-0), 14/1(6-0) field 5 total measuring 28 Kanal 7 Marla in the jamabandi for the year 2021-22.

**Note:- That name of owner is written as Sadesh in place of Smt.Sudesh in the jamabandi due to clerical mistake.**

**That mutation no.13003 is reflected in red ink in jamabandi for year 2011-12 till 2021-22 and are concerned with aforesaid owners and land and have been discussed above.**

**That mutation no. 9963-10483 are reflected in red ink in jamabandi for year 2011-12 till 2021-22 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above.**

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (2) IS AS UNDER:-Khewat no. 688.**

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That Smt. Pramila Devi W/o Vimal Kumar 24/163 Share ie 12 Kanal, Smt. Bhateri D/o Bhagwana 84/815 Share ie 8 Kanal 8 Marla, Smt. Babita Rani D/o Mahender Kumar 24/163 Share ie 12 Kanal are recorded as owner of land falling in Khewat No. 469 Khata No. 486 Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7(7-11), 8(7-11), 9/1(3-16), 11(8-0), 12(8-0), 13(8-0), 14/1(6-0), 18/2(4-0), 19(8-0), 20/1(4-12), field 12 total measuring 81 Kanal 10 Marla in the jamabandi for the year 2011-12.

That Smt. Bhateri D/o Bhagwana 84/815 Share has sold land falling in Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7(7-11), 8(7-11), 9/1(3-16), 11(8-0), 12(8-0), 13(8-0), 14/1(6-0), 18/2(4-0), 19(8-0), 20/1(4-12), field 12 total measuring 81 Kanal 10 Marla to Smt. Pramila Devi W/o Vimal Kumar 84/815 Share ie 8 Kanal 8 Marla vide sale deed bearing vasika no.2855 dt. 09-01-06. The mutation of the same has been sanctioned vide mutation no. 9963 dt. 30-11-12.

That land falling in Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7(7-11), 8(7-11), 9/1(3-16), 11(8-0), 12(8-0), 13(8-0), 14/1(6-0), 18/2(4-0), 19(8-0), 20/1(4-12), field 12 total measuring 81 Kanal 10 Marla, have been partitioned together in case no. 105/T.F DOD/25-11-16 and land falling in Rect. No 46 Kila No. 4(8-0), 7/1(4-0) field 2, land measuring 12 Kanal 0 Marla has fallen in share of Smt. Babita Rani D/o Mahender Kumar and Rect. No 46 Kila No. 3(8-0), 7/2(3-11), 8(7-11), 9/1/1(1-6) field 4, land measuring 20 Kanal 8 Marla has fallen in share of Smt. Pramila Devi W/o Vimal Kumar S/o Ram Dhari. The mutation of the same has been sanctioned vide mutation no. 13003 dt. 06-02-17.

That Smt. Babita Rani D/o Mahender is recorded as owner of land falling in Khewat No. 564 Khata No. 574 Rect. No. 46 Kila No. 4(8-0), 7/1(4-0) field 2 total measuring 12 Kanal 0 Marla in the jamabandi for the year 2016-17.

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That Smt. Promila W/o Vimal Kumar is recorded as owner of land falling in Khewat No. 565 Khata No. 575 Rect. No. 46 Kila No. 3(8-0), 7/2(4-0) field 2 total measuring 12 Kanal 0 Marla in the jamabandi for the year 2016-17.

**Note:** That in the jamabandi the area of land falling in Rect. No.46 Kila no.7/2 is wrongly written as (4-0) whereas in mutation no.13003 the area is written as (3-2) which is correct, the jamabandi be rectified.

That Smt. Babita Rani D/o Mahender has Transferred land falling in Rect. No. 46 Kila No. 4(8-0), 7/1(4-0) field 2 total measuring 12 Kanal 0 Marla to Anil Kumar Jain S/o Mahender Kumar Jain 1/2 Share, Manoj Kumar Jain S/o Mahender Kumar Jain 1/2 Share & Smt. Promila W/o Vimal Kumar has Transferred land falling in Rect. No. 46 Kila No. 3(8-0), 7/2(4-0) field 2 total measuring 12 Kanal 0 Marla to Anil Kumar Jain S/o Mahender Kumar Jain 1/2 Share, Manoj Kumar Jain S/o Mahender Kumar Jain 1/2 Share vide Transfer deed bearing vasika no. 1995 dt. 10-03-2021. The mutation of the same has been sanctioned vide mutation no. 19711 dt. 15-06-2022.

That Anil Kumar Jain S/o Mahender Kumar Jain 1/2 Share ie 16 Kanal 4 Marla, Manoj Kumar Jain S/o Mahender Kumar Jain 1/2 Share ie 16 Kanal 4 Marla are recorded as owner of land falling in Khewat No. 688 Khata No. 693 Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7/1(4-0), 7/2(3-11), 8(7-11), 9/1/1(1-6) field 6 total measuring 32 Kanal 8 Marla in the jamabandi for the year 2021-22.

That Manoj Kumar Jain S/o Mahender Kumar Jain 1/2 Share has Transferred land falling in Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7/1(4-0), 7/2(3-11), 8(7-11), 9/1/1(1-6) field 6 total measuring 32 Kanal 8 Marla to Anil Kumar Jain S/o Mahender Kumar Jain 1/2 Share ie 16 Kanal 4 Marla vide Transfer deed bearing vasika no. 771 dt. 28-06-2024. The mutation of the same has been sanctioned vide mutation no. 23064 dt. 09-07-2024.

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That mutation no. 9963-10483-13003-19711-23064 are reflected in red ink in jamabandi for year 2011-12 till 2021-22 and are concerned with aforesaid owners and land and have been discussed above.

That mutation no. 17532 is reflected in red ink in jamabandi for year 2011-12 till 2021-22 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above.

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (3) IS AS UNDER:-Khewat no. 911.**

That Smt. Sudesh W/o Rajender is recorded as owner of land falling in Khewat No. 635 Khata No. 658 Rect. No. 46 Kila No. 14/2(2-0), 15(8-0) field 2 total measuring 10 Kanal 0 Marla in the jamabandi for the year 2011-12.

That Smt. Sudesh W/o Rajender is recorded as owner of land falling in Khewat No. 740 Khata No. 756 Rect. No. 46 Kila No. 14/2(2-0), 15(8-0) field 2 total measuring 10 Kanal 0 Marla in the jamabandi for the year 2016-17.

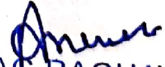
That Smt. Sudesh W/o Rajender is recorded as owner of land falling in Khewat No. 911 Khata No. 921 Rect. No. 46 Kila No. 14/2(2-0), 15(8-0) field 2 total measuring 10 Kanal 0 Marla in the jamabandi for the year 2021-22.

Hence, chain of title is completed in all respects.

## **REPORT ON TITLE**

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No

6

  
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Advocate  
P-1320A/2003



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circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **Smt. Sudesh W/o Rajender- Anil Kumar Jain S/o Mahender Kumar Jain** are the lawful owner/co-owner of the aforesaid land under report to the extent of their share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of their aforesaid share.


## REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Farruk Nagar by way of inspection of all foot notes as well as index register of the registered instrument of the aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

## OPINION

In my opinion, **Smt. Sudesh W/o Rajender- Anil Kumar Jain S/o Mahender Kumar Jain** are competent to sell the above referred land and have valid, clear, absolute and marketable title in the aforesaid land under report to the extent of their aforesaid share.

Yours sincerely

  
Anurag Raghav  
Advocate, Gurgaon

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003

## ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, farrukhnagar
2. Certified copy of Jamabandi for the year 2021-22 & mutations

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AR-37/25

Dated:30-09-25

## CERTIFICATE OF COURT SEARCH

I have inspected the records of District courts of Gurgaon online i.e Civil Courts and Revenue courts for last 5 yrs to till date in respect of the following land:-

(1)\_Khwat No. 687 Khata No. 692 Rect. No. 46 Kila No. 9/1/2(2-10), 11/2(3-17), 12(8-0), 13(8-0), 14/1(6-0) field 5 total measuring 28 Kanal 7 Marla. (2) Khewat No. 688 Khata No. 693 Rect. No. 46 Kila No. 3(8-0), 4(8-0), 7/1(4-0), 7/2(3-11), 8(7-11), 9/1/1(1-6) field 6 total measuring 32 Kanal 8 Marla. (3) Khewat No. 911 Khata No. 921 Rect. No. 46 Kila No. 14/2(2-0), 15(8-0) field 2 total measuring 10 Kanal 0 Marla. situated within the revenue estate of Village Farruk Nagar, Tehsil Farruk Nagar, District Gurugram of **Smt. Sudesh W/o Rajender- Anil Kumar Jain S/o Mahender Kumar Jain**

After a throughsearch I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.


Your's Sincerely

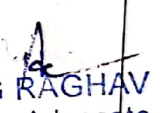
  
[ANURAG RAGHAV]  
ADVOCATE

8

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003



E - CHALLAN Government of Haryana		Candidate Copy
DDO Code: 0362	*0140330281*	
Valid Upto: 07-10-2025 (Cash) 01-10-2025 (Chq./DD)		
GRN No.: 0140330281	Date: 30 Sep 2025 12:47:40	
Office Name: 0362-TEHSILDAR FARUKH NAGAR		
Treasury: Farukhnagar		
Period: (2025-26) One Time		
Head of Account		Amount ₹
0030-03-104-98-51 Fees for searching re		15
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	15	
₹ Fifteen Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANURAGH RAGHAV ADVOCATE		
Address: CHAMBER NO 34 BLOCK B DISTRICT COURTS GURUGRAM HARYANA - 122001		
Particulars: Fee in respect of Searching revenue Record of Sub Registrar Farrukh Nagar Inspection or Search period from 2011 to till date		
 <b>ANURAGH RAGHAV</b> Advocate Depositor's Signature		
Cheque-DD- Detail: P-1320A/2003		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	25396984152	
Payment Date:	30/09/2025	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

E - CHALLAN Government of Haryana		AG/ Dept Copy
DDO Code: 0362	*0140330281*	
Valid Upto: 07-10-2025 (Cash) 01-10-2025 (Chq./DD)		
GRN No.: 0140330281	Date: 30 Sep 2025 12:47:40	
Office Name: 0362-TEHSILDAR FARUKH NAGAR		
Treasury: Farukhnagar		
Period: (2025-26) One Time		
Head of Account		Amount ₹
0030-03-104-98-51 Fees for searching re		15
PD AcNo	0	
Deduction Amount: ₹	0	
Total/Net Amount: ₹	15	
₹ Fifteen only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:-		
PAN No:		
Tenderer's Name: ANURAGH RAGHAV ADVOCATE		
Address: CHAMBER NO 34 BLOCK B DISTRICT COURTS GURUGRAM HARYANA - 122001		
Particulars: Fee in respect of Searching revenue Record of Sub Registrar Farrukh Nagar Inspection or Search period from 2011 to till date		
 <b>ANURAGH RAGHAV</b> Advocate Depositor's Signature		
Cheque-DD- Detail: P-1320A/2003		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	25396984152	
Payment Date:	30/09/2025	
Bank:	Punjab National Bank Aggregator	
Status:	Success	

\* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.