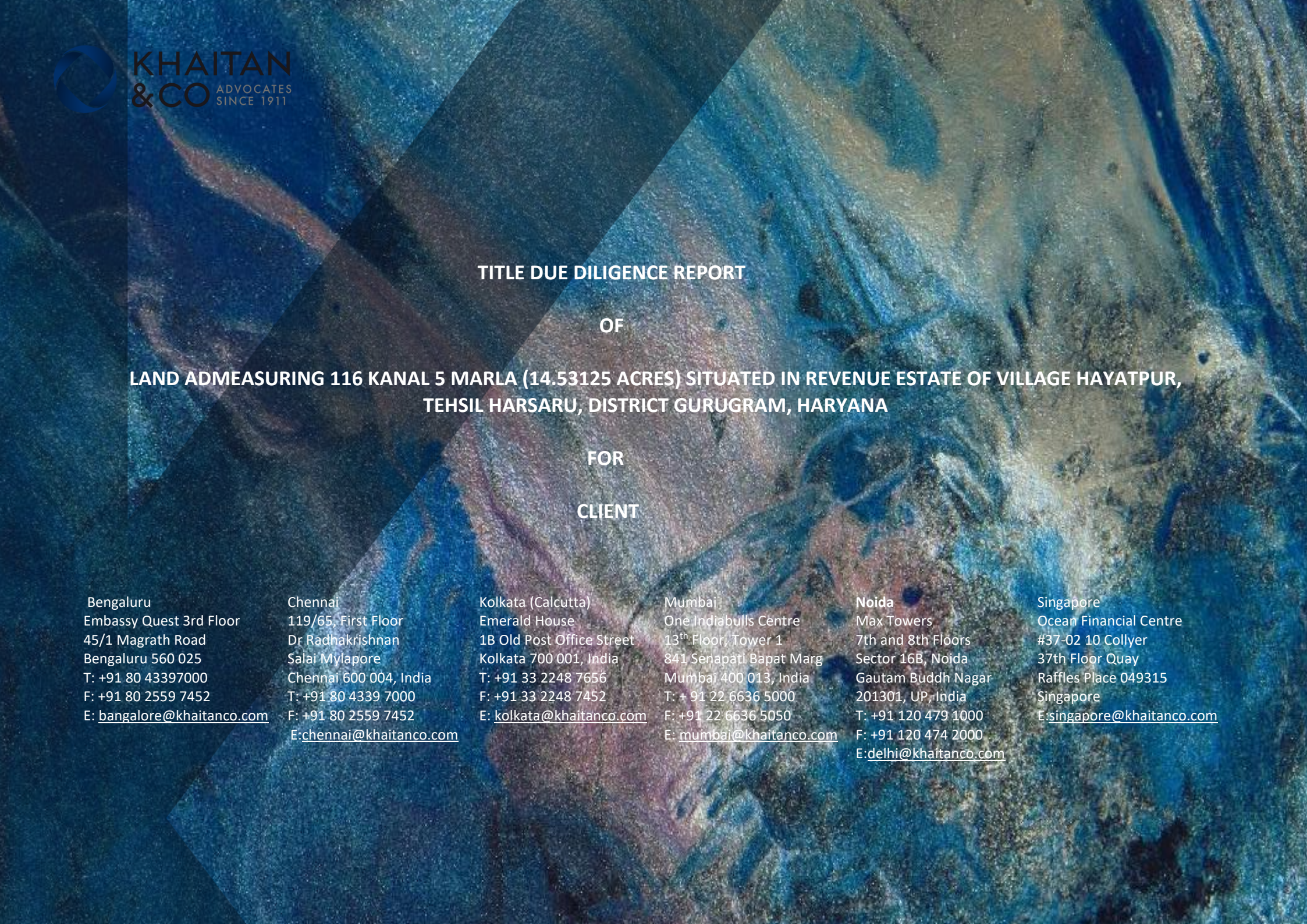


KHAITAN &CO ADVOCATES SINCE 1911

TITLE DUE DILIGENCE REPORT

OF

LAND ADMEASURING 116 KANAL 5 MARLA (14.53125 ACRES) SITUATED IN REVENUE ESTATE OF VILLAGE HAYATPUR, TEHSIL HARSARU, DISTRICT GURUGRAM, HARYANA

FOR

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GLOSSARY OF TERMS

Term	Definition
Acre	Unit of land measurement having 8 Kanal in 1 Acre
CERSAI	Central Registry of Securitization Asset Reconstruction and Security Interest of India
Company/Client	Pardos Craft Homes Private Limited
DTCP	Department of Town and Country Planning, Haryana
Jamabandi/JB	Record of right prepared by land revenue authority in 5 (five) years' interval
Kanal	Unit of land measurement having 20 Marla in 1 Kanal or 605 square yards in 1 Kanal
Khewat/Khata/Khatauni	Account of group of landowner/co-owners
Local Counsel	Advocate Jatin Mittal for ground searches, Cubictree Technology Solutions Private Limited for litigation searches and Company Secretary Jatin Gupta for ROC searches
Marla	Unit of land measurement having 30.25 square yards in 1 Marla
MCA	Ministry of Corporate Affairs
NOC	No objection certificate
Rapat	Report entered by Patwari into daily diary
Report	This title due diligence report
ROC	Registrar of Companies
Said Land	Land admeasuring 116 Kanal 5 Marla (14.53125 Acres) collectively comprised in Said Land 1, Said Land 2, Said Land 3, Said Land 4, Said Land 5, Said Land 6, Said Land 7 and Said Land 8 more particularly described under **Chapter 2**
Said Land 1	Land admeasuring 26 Kanal 6 Marla (3.2875 Acres) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**

Said Land 2	Land admeasuring 43 Kanal 11 Marla (5.44375 Acres) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 3	Land admeasuring 12 Kanal 9 Marla (1.55625 Acres) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 4	Land admeasuring 18 Kanal 19 Marla (2.36875 Acres) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 5	Land admeasuring 7 Kanal 7 Marla (0.91875 Acre) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 6	Land admeasuring 0 Kanal 15 Marla (0.09375 Acre) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 7	Land admeasuring 6 Kanal 9 Marla (0.80625 Acre) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Said Land 8	Land admeasuring 9 Marla (0.05625 Acre) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (forming part of Said Land), more particularly described under **Chapter 2**
Survey	Revenue Survey number given to various lands in Khewat/khata

CHAPTER 1: INTRODUCTION

1. GENERAL SCOPE OF WORK

1.1 The Client has requested Khaitan & Co LLP (referred to as "**us**", "**we**" or "**Khaitan**") to conduct a title due diligence of the Said Land admeasuring 116 Kanal 5 Marla (14.53125 Acres) situated at village Hayatpur, tehsil Harsaru, district Gurugram, Haryana (more particularly described in **Chapter 2** of this Report). This title due diligence has been conducted for the purpose of verifying the title of the Said Land. Our scope of work involves reviewing land revenue records procured for the preceding 30 (thirty) years by our Local Counsel and carrying out searches in certain government offices and providing our due diligence report.

2. PURPOSE OF THIS DUE DILIGENCE

2.1 We understand that the Client desires to get the title of the Said Land verified so that the legal risks (if any) involved can be highlighted.

3. METHODOLOGY

3.1 Our observations provided in this Report are based on the review of the land revenue records procured for the preceding 30 (thirty) years by our Local Counsel for the title diligence exercise, and searches carried out in the relevant government office(s).

3.2 The list of documents reviewed during the said due diligence exercise has been set-out in **Schedule A (List of Documents**) written hereunder.

4. STRUCTURE OF THE REPORT

There are 12 (twelve) chapters, 2 (two) schedules and 3 (three) annexures in this Report which are as follows:

1. Chapter 1- Introduction
2. Chapter 2- Details of Said Land
3. Chapter 3- Title Devolution of Said Land 1

4. Chapter 4- Title Devolution of Said Land 2
5. Chapter 5- Title Devolution of Said Land 3
6. Chapter 6- Title Devolution of Said Land 4
7. Chapter 7- Title Devolution of Said Land 5
8. Chapter 8- Title Devolution of Said Land 6
9. Chapter 9- Title Devolution of Said Land 7
10. Chapter 10- Title Devolution of Said Land 8
11. Chapter 11- Litigation, Encumbrances and Ground Searches
12. Chapter 12- Material Clarifications obtained from Client representatives regarding Said Land
13. Schedule A- List of Documents
14. Schedule B- Limitations and Assumptions
15. Annexure I- Litigation Search Report
16. Annexure II- ROC Search Report
17. Annexure III- CERSAI Search Report

Avnish Sharma

For Khaitan & Co LLP

CHAPTER 2: DETAILS OF SAID LAND

The Said Land situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana is comprised in the following Survey numbers:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 1	238//243	49//9/1	4	0	Pardos Craft Homes Private Limited
		49//12/3	6	1	
		50//23/1	7	3	
		50//24	7	7	
		50//25/2	1	15	
		Total (A)	**26**	**6**	
		(in Acres)	**3.2875**		
Said Land 2	240//245	49//1/2	7	8	Pardos Craft Homes Private Limited
		49//2	7	13	
		49//3	8	0	
		49//4	7	8	
		49//7/1	2	8	
		49//8/1	4	5	
		49//10/1 min	1	13	
		49//10/3 min	0	3	

		50//22/2	3	13	
		50//25/1	1	0	
		Total (B)	**43**	**11**	
		(in Acres)	**5.44376**		
Said Land 3	240//246	49//9/2	4	0	Pardos Craft Homes Private Limited
		50//18/2/2	6	9	
		50//19/1/2	2	0	
		Total (C)	**12**	**9**	
		(in Acres)	**1.55625**		
Said Land 4	240//247	49//10/1 min	4	0	Pardos Craft Homes Private Limited
		50//16/1	3	0	
		50//16/2	3	19	
		50//17	8	0	
		Total (D)	**18**	**19**	
		(in Acres)	**2.36875**		
Said Land 5	240//248	49//10/3 min	0	8	Pardos Craft Homes Private Limited
		50//14/2	1	15	
		50//15/2/1	3	16	
		50//15/2/2	1	8	
		Total (E)	**7**	**7**	
		(in Acres)	**0.91875**		
Said Land 6	241//249	49//26	0	7	Pardos Craft Homes Private Limited
		50//23/2	0	4	
		50//18/1	0	4	
		50//13/2/2	0	0	

		Total (F)	**0**	**15**	
		(in Acres)	**0.09375**		
Said Land 7	240//245	49//13/1	3	9	Pardos Craft Homes Private Limited
		49//18/1/1/2	0	11	
		49//8/2/2	2	9	
		Total (G)	**6**	**9**	
		(in Acres)	**0.80625**		
Said Land 8	240//245	51//11	**0**	9	Pardos Craft Homes Private Limited
		Total (H)	**0**	**9**	
		(in Acres)	**0.05625**		
		Grand Total (A + B + C + D + E + F + G + H)	**116**	**5**	
		(in Acres)	**14.53125 Acres**		

CHAPTER 3: TITLE DEVOLUTION OF SAID LAND 1

1. The Said Land 1 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 1	238//243	49//9/1	4	0	Pardos Craft Homes Private Limited
		49//12/3	6	1	
		50//23/1	7	3	
		50//24	7	7	
		50//25/2	1	15	
		Total (A)	**26**	**6**	
		(in Acres)	**3.2875**		

2. **History of Said Land 1:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 55//46 min Khatauni number 76. The total area of this Khewat is shown as 49 Kanal 8 Marla falling in 10 (ten) Survey numbers. **Ramswaroop son of Ugrasen,** has been shown as the sole owner of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramswaroop son of Ugrasen.

There is 1 (one) mutation reflected in this Jamabandi.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Ramswaroop son of Ugrasen, vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of this mutation has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 64//55 Khatauni number 82. The total area of this Khewat is shown as 49 Kanal 8 Marla falling in 10 (ten) Survey numbers. **Ramswaroop son of Ugrasen,** has been shown as the sole owner of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramswaroop son of Ugrasen.

There are 3 (three) mutations reflected in this Jamabandi.

Mutation bearing number 1367 (approved by AC-II on 24 April 2001) records that Ramswaroop son of Ugrasen died intestate on 13 October 1999, and this entire Khewat was inherited by Ram Pyari widow of Ramswaroop, Rajendra and Ranbir Singh sons of Ramswaroop and Snehlata and Kaushalya daughters of Ramswaroop.

Mutation bearing number 1368 (approved by AC-II on 24 April 2001) records that Rajendra son of Ramswaroop died intestate, and his 1/5 share in this Khewat was inherited by Krishna Devi widow of Rajendra, Pankaj son of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra.

Mutation bearing number 1397 (approved by AC-II on 8 January 2002) records that 3/5 share in this Khewat was released by Ram Pyari widow of Ramswaroop and Snehlata and Kaushalya daughters of Ramswaroop in favour of Pankaj son of Rajendra and Ranbir Singh sons of Ramswaroop, vide release deed bearing number 3994 dated 19 June 2001.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 80//64 Khatauni number 95. The total area of this Khewat is shown as 49 Kanal 8 Marla falling in 10 (ten) Survey numbers. **Ramswaroop son of Ugrasen,** has been shown as the sole owner of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Ramswaroop son of Ugrasen.

There are 3 (three) mutations reflected in this Jamabandi, and the said mutations have been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1367, 1368 and 1397 have not been given in this Jamabandi.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 118//80 Khatauni number 139. The total area of this Khewat is shown as 49 Kanal 8 Marla falling in 10 (ten) Survey numbers. **Pankaj son of Rajendra (13/40 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/40 share) and Ranbir Singh sons of Ramswaroop (1/2 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajendra (13/40 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/40 share) and Ranbir Singh sons of Ramswaroop (1/2 share).

There are 5 (five) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1367, 1368 and 1397 have been discussed hereinabove in Point 2.2 and mutation number 2918, rapat numbers 350, 377 and 638 are not relevant to Said Land 1.

Mutation bearing number 3241 (approved by AC-II on 30 July 2014) records that 7/40 share in this Khewat was released by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajendra, vide release deed bearing number 6959 dated 27 June 2014.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 194//118 Khatauni number 209. The total area of this Khewat is shown as 49 Kanal 8 Marla falling in 10 (ten) Survey numbers. **Pankaj son of Rajendra (13/40 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/40 share) and Ranbir Singh sons of Ramswaroop (1/2 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajendra (13/40 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/40 share) and Ranbir Singh sons of Ramswaroop (1/2 share).

There are 3 (three) mutations and 1 (one) remark reflected in this Jamabandi. The mutation number 3241 has been discussed hereinabove in Point 2.4 and rapat number 350 and mutation numbers 2918 and 2561 are not relevant to Said Land 1.

Note: It appears that the effect of mutation number 3241 has not been given in this Jamabandi.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 1 are part of 1 (one) big Khewat number 217//184 min Khatauni number 222. The total area of this Khewat is shown as 42 Kanal 19 Marla falling in 10 (ten) Survey numbers. **Pankaj son of Rajendra (1/2 share), and Ranbir Singh sons of Ramswaroop (1/2 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajendra (1/2 share) and Ranbir Singh sons of Ramswaroop (1/2 share).

There are 2 (two) mutations reflected in this Jamabandi. The mutation number 3241 has been discussed hereinabove in Point 2.4 and mutation number 2918 is not relevant to Said Land 1.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 1 are part of 1 (one)

big Khewat number 238//217 Khatauni number 243. The total area of this Khewat is shown as 42 Kanal 19 Marla falling in 10 (ten) Survey numbers. **Pankaj son of Rajendra (1/2 share) and Ranbir Singh son of Ramswaroop (1/2 share)**, have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 1.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajendra (1/2 share) and Ranbir Singh sons of Ramswaroop (1/2 share).

There is 1 (one) mutation and 1 (one) Rapat reflected in this Jamabandi.

Mutation bearing number 4089 (approved by AC-II on 6 July 2022) records that Said Land 1 was sold by Pankaj son of Rajendra (1/2 share) and Ranbir Singh son of Ramswaroop (1/2 share) in favour of the Company, vide sale deed bearing number 3718 dated 1 July 2022 ("**Sale Deed-I**").

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 1: 1. <u>Mortgages and encumbrances</u>: There are no mortgages recorded under Jamabandi for the year 2019-20 in respect of Said Land 1. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 1.

CHAPTER 4: TITLE DEVOLUTION OF SAID LAND 2

1. The Said Land 2 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 2	240//245	49//1/2	7	8	Pardos Craft Homes Private Limited
		49//2	7	13	
		49//3	8	0	
		49//4	7	8	
		49//7/1	2	8	
		49//8/1	4	5	
		49//10/1 min	1	13	
		49//10/3 min	0	3	
		50//22/2	3	13	
		50//25/1	1	0	
		Total (B)	**43**	**11**	
		(in Acres)	**5.44376**		

2. **History of Said Land 2:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 56//46 min Khatauni number 77. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers.

Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share) have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate, and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakhsmi and Vidyadevi daughter of Lakhsmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate, and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 65//56 Khatauni number 83. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh

(1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 3 (three) mutations and 1 (one) rapat reflected in this Jamabandi. The said rapat number 330 is not relevant to Said Land 2.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate, and his 1/12 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate, and his 1/3 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 81//65 Khatauni number [*not legible*]. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 have been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 119//81 Khatauni number 135. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of**

Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share) have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share).

There are 23 (twenty-three) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3 and mutation number 2918, rapat numbers 350, 377 and 638 are not relevant to Said Land 2.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share

in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his 1/60 share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011

dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 195//119 Khatauni number 210. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share),**

Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148 and 3292 have been discussed hereinabove in Point 2.3 and 2.4 and rapat numbers 350, 377 and 638 and mutation numbers 2425, 2622, 2634, 2641, 2642 and 2918 are not relevant to Said Land 2.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 219//195 min Khatauni number 224. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation number 3276 has been discussed hereinabove in Point 2.5, and mutation number 2918 is not relevant to Said Land 2.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate, and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 2 are part of 1 (one) big Khewat number 240//219 Khatauni number 245. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 2.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6 and mutation numbers 4040, 4100, 4109, 4112, 4113, badar number 11 are not relevant to Said Land 2.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90

share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071[1] (approved by AC-II on 23 June 2022) records that pursuant to partition, Said Land 2 was recorded in favour of Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, Seespal sons of Umrav Singh (186/1528 share); Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share), vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under rapat number 872 dated 25 May 2022.

Mutation bearing number 4089 (approved by AC-II on 6 July 2022) records that Said Land 2 was sold by Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh

[1] ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005, was accordingly a minor, as of date of Sale Deed-I. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

(93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, son of Umrav Singh (93/1528 share); Seespal sons of Umrav Singh (93/1528 share), Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share) in favour of the Company, vide Sale Deed-I.

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 2: 1. <u>Mortgages and encumbrances</u>: There are no mortgages recorded under Jamabandi for the year 2019-20 in respect of Said Land 2. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 2.

CHAPTER 5: TITLE DEVOLUTION OF SAID LAND 3

1. The Said Land 3 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 3	240//246	49//9/2	4	0	Pardos Craft Homes Private Limited
		50//18/2/2	6	9	
		50//19/1/2	2	0	
		Total (C)	**12**	**9**	
		(in Acres)	**1.55625**		

2. **History of Said Land 3:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 56//46 min Khatauni number 78. The total area of this Khewat is shown as 19 Kanal 12 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh, Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Kailash Devi daughter of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (1/4 share), Ramesh son of Mahatab Singh, Udaybir Singh son of Mahatab Singh, Bhim Singh son of Mahatab Singh, Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh (1/4share), Hukam Singh son of Kishan, Vidya Devi daughter of Kishan (1/2 share).

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakhsmi and Vidyadevi daughter of Lakhsmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share),

Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 65//56 Khatauni number 84. The total area of this Khewat is shown as 19 Kanal 12 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Kailash Devi daughter of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (1/4 share), Ramesh son of Mahatab Singh, Udaybir Singh son of Mahatab Singh, Bhim Singh son of Mahatab Singh, Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh (1/4share), Hukam Singh son of Kishan, Vidya Devi daughter of Kishan (1/2 share).

There are 3 (three) mutations and 1 (one) rapat reflected in this Jamabandi. The said rapat number 330 is not relevant to Said Land 3.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate and his 1/12 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate and his 1/3 share in

this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 81//65 Khatauni number 97. The total area of this Khewat is shown as 19 Kanal 12 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Kailash Devi daughter of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (1/4 share), Ramesh son of Mahatab Singh, Udaybir Singh son of Mahatab Singh, Bhim Singh son of Mahatab Singh, Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh (1/4share), Hukam Singh son of Kishan, Vidya Devi daughter of Kishan (1/2 share).

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 has been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number

400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 119//81 Khatauni number 136. The total area of this Khewat is shown as 19 Kanal 12 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Kailash Devi daughter of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (1/4 share), Ramesh son of Mahatab Singh, Udaybir Singh son of Mahatab Singh, Bhim Singh son of Mahatab Singh, Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh (1/4share), Hukam Singh son of Kishan, Vidya Devi daughter of Kishan (1/2 share).

There are 23 (twenty three) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3.

Rapat bearing number 350 dated 16 February 2010 records that acquisition proceedings under Section 4 of the Land Acquisition Act, 1894 have commenced on Survey numbers 50//18/2 and 19/1 (which forms part of Said Land 3) along with other land parcels.

Rapat bearing number 377 dated 25 February 2010 records that acquisition proceedings under Section 6 of the Land Acquisition Act, 1894 have commenced on Survey numbers 50//18/2 and 19/1 (which forms part of Said Land 3) along with other land parcels.

Rapat bearing number 638 dated 14 June 2010 records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisiton of land admeasuring 1 Kanal 7 Marla out of the larger Survey number 50//18/2 (7-16) and land admeasuring 2 Kanal 0 Marla out of the larger Survey number 50//19/1(4-0) (which comprises Said Land 3) along with other land parcels. Further, we note that the land comprising under Said Land 3 has not been acquired under the said acquisition proceedings.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of Mahatab Singh died intestate and his 1/60 share

in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2918 (approved by AC-II on 15 November 2011) records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisition of land admeasuring 1 Kanal 7 Marla out of the larger Survey number 50//18/2 (7-16) and land admeasuring 2 Kanal 0 Marla out of the larger Survey number 50//19/1(4-0) (which comprises Said Land 3) along with other land parcels by Haryana Shehari Vikas Pradhikaran and, Survey numbers 50//18/2/2 (6-9) and 50//19/1/2(2-0) (forming part of Said Land 3) remained with the landowners mentioned above.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 195//119 Khatauni number 211. The total area of this Khewat is shown as 19 Kanal 12 Marla falling in 4 (four) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh**

Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (5/42 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/28 share), Udaybir Singh son of Mahatab Singh (2/15 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/10 share), Sunil, Ravindra, Indraj, Rajwati (1/4 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/28 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/20 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/20 share), Indraj (1/12 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2918, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3292 and rapat numbers 350, 377 and 638 have been discussed hereinabove in Point 2.3 and 2.4. Further, mutation numbers 2425, 2622, 2634 2641 and 2642 are not relevant to Said Land 3.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 219//195 min Khatauni number 225. The total area of this Khewat is shown as 12 Kanal 9 Marla falling in 3 (three) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh**

(1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (5/42 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/28 share), Udaybir Singh son of Mahatab Singh (2/15 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/10 share), Sunil, Ravindra, Indraj, Rajwati (1/4 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/28 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/20 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/20 share), Indraj (1/12 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation numbers 2918 and 3276 have been discussed hereinabove in Points 2.4 and 2.5.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 3 are part of 1 (one) big Khewat number 240//219 Khatauni number 246. The total area of this Khewat is shown as 12 Kanal 9 Marla falling in 3 (three) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and**

Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), **Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 3.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (5/42 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/28 share), Udaybir Singh son of Mahatab Singh (2/15 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/10 share), Sunil, Ravindra, Indraj, Rajwati (1/4 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/28 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/20 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/20 share), Indraj (1/12 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6 and mutation numbers 4040, 4100, 4109, 4112, 4113, badar number 11 are not relevant to Said Land 3.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90 share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of

Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071[2] (approved by AC-II on 23 June 2022) records that pursuant to partition, Said Land 3 was recorded in favour of Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, Seespal sons of Umrav Singh (186/1528 share); Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share), vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under rapat number 872 dated 25 May 2022.

Mutation bearing number 4089 (approved by AC-II on 6 July 2022) records that Said Land 3 was sold by Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, son of Umrav Singh (93/1528 share); Seespal sons of Umrav Singh (93/1528 share), Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share) in favour of the Company, vide Sale Deed-I.

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

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[2] ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005, was accordingly a minor, as of date of Sale Deed-I. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 3: 1. Mortgages and encumbrances: There are no mortgages recorded under Jamabandi for the year 2019-20 in respect of Said Land 3. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 3.

CHAPTER 6: TITLE DEVOLUTION OF SAID LAND 4

1. The Said Land 4 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 4	240//247	49//10/1 min	4	0	Pardos Craft Homes Private Limited
		50//16/1	3	0	
		50//16/2	3	19	
		50//17	8	0	
		Total (D)	**18**	**19**	
		(in Acres)	**2.36875**		

2. **History of Said Land 4:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 56//46 min Khatauni number 79. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint

owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramkanwar son of Hetram, Ramkishor son of Hetram, Bhawani Singh son of Hetram, Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram.

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakhsmi and Vidyadevi daughter of Lakhsmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of

Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 65//56 Khatauni number 85. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramkanwar son of Hetram, Ramkishor son of Hetram, Bhawani Singh son of Hetram, Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram.

There are 3 (three) mutations and 1 (one) rapat reflected in this Jamabandi. The said rapat number 330 is not relevant to Said Land 4.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate and his 1/12 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate and his 1/3 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of

Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 81//65 Khatauni number 98. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramkanwar son of Hetram, Ramkishor son of Hetram, Bhawani Singh son of Hetram, Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram.

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 has been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.
Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this

Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 119//81 Khatauni number 137. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramkanwar son of Hetram, Ramkishor son of Hetram, Bhawani Singh son of Hetram, Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram.

There are 23 (twenty three) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3 and mutation number 2918 and rapat numbers 350, 377 and 638 are not relevant to Said Land 4.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his 1/60 share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this

Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj, in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 195//119 Khatauni number 212. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of**

Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram (1/2 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/6 share) and Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/6 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3292 have been discussed hereinabove in Point 2.3 and 2.4 and rapat numbers 350, 377 and 638 and mutation numbers 2425, 2622, 2634 2641, 2642 and 2918 are not relevant to Said Land 4.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 219//195 min Khatauni number 226. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram (1/2 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/6 share) and Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/6 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation number 3276 has been discussed hereinabove in Point 2.5 and mutation number 2918 is not relevant to Said Land 4.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate, and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 4 are part of 1 (one) Khewat number 240//219 Khatauni number 247. The total area of this Khewat is shown as 18 Kanal 19 Marla falling in 3 (three) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9**

share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), **Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 4.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram (1/2 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/6 share) and Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/6 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6 and mutation numbers 4040, 4100, 4109, 4112, 4113, badar number 11 are not relevant to Said Land 4.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90 share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of

Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071[3] (approved by AC-II on 23 June 2022) records that pursuant to partition, Survey numbers (a) 49//10/1 min (4-0), 50// 16/2 (3-19), 17 (8-0) (forming part of Said Land 4) was recorded in favour of Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, Seespal sons of Umrav Singh (186/1528 share); Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share); and (b) 50//16/1 (3-0) (forming part of Said Land 4) was recorded in favour of Sarjeet son of Umrav Singh (93/145 share); and Nitin son of Ramesh Yadav (52/145 share), vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under rapat number 872 dated 25 May 2022.

Mutation bearing number 4089 (approved by AC-II on 6 July 2022) records that Survey numbers (a) 49//10/1 min (4-0), 50// 16/2 (3-19), 17 (8-0) (forming part of Said Land 4) was sold by Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, son of Umrav Singh (93/1528 share); Seespal sons of Umrav Singh (93/1528 share), Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share); and (b) 50//16/1 (3-0) (forming part of Said Land 4) was sold by Sarjeet son of Umrav Singh (93/145 share); and Nitin son of Ramesh Yadav (52/145 share) in favour of the Company, vide Sale Deed-I.

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9),

[3] ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005, was accordingly a minor, as of date of Sale Deed-I. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 4: 1. Mortgages and encumbrances: There are no mortgages recorded under the Jamabandi for the year 2019-20 in respect of Said Land 4. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 4.

CHAPTER 7: TITLE DEVOLUTION OF SAID LAND 5

1. The Said Land 5 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 5	240//248	49//10/3 min	0	8	Pardos Craft Homes Private Limited
		50//14/2	1	15	
		50//15/2/1	3	16	
		50//15/2/2	1	8	
		Total (E)	**7**	**7**	
		(in Acres)	**0.91875**		

2. **History of Said Land 5:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 56//46 min Khatauni number 81. The total area of this Khewat is shown as 19 Kanal 15 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri**

daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ram Singh son of Ugrasain.

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakhsmi and Vidyadevi daughter of Lakhsmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of

Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 65//56 Khatauni number 87. The total area of this Khewat is shown as 19 Kanal 15 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ram Singh son of Ugrasain.

There are 3 (three) mutations and 1 (one) rapat reflected in this Jamabandi. The said rapat number 330 is not relevant to Said Land 5.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate and his 1/12 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate and his 1/3 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 81//65 Khatauni number 100. The total area of this Khewat is shown as 19 Kanal 15 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ram Singh son of Ugrasain.

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 has been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 119//81 Khatauni number 139. The total area of this Khewat is shown as 19 Kanal 15 Marla falling in 4 (four) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pratap Singh, Hansram sons of Ram Singh.

There are 24 (twenty four) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3.

Rapat bearing number 350 dated 16 February 2010 records that acquisition proceedings under Section 4 of the Land Acquisition Act, 1894 has commenced on Survey numbers 50//14 and 15 (which forms part of Said Land 5) along with other land parcels.

Rapat bearing number 377 dated 25 February 2010 records that acquisition proceedings under Section 6 of the Land Acquisition Act, 1894 has commenced on Survey numbers 50//14 and 15 (which forms part of Said Land 5) along with other land parcels.

Rapat bearing number 638 dated 14 June 2010 records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisition of land admeasuring 6 Kanal 5 Marla out of the larger Survey number 50//14 (8-0) and land admeasuring 2 Kanal 3 Marla out of the larger

Survey number 50//15 (7-7) (which comprises Said Land 5) along with other land parcels. Further, we note that the land comprising under Said Land 5 has not been acquired under the said acquisition proceedings.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his 1/60 share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2918 (approved by AC-II on 15 November 2011) read with sehat **mutation bearing number 4040** (approved by AC-II on 14 March 2022) records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisition of land admeasuring 6 Kanal 5 Marla out of the larger Survey number 50//14 (8-0) and land admeasuring 2 Kanal 3 Marla out of the larger Survey number 50//15 (7-7) (which comprises Said Land 5) along with other land parcels by Haryana Shehari Vikas Pradhikaran and, Survey numbers 50//14/2 (1-15) and 50//15/2(5-4)

(forming part of Said Land 5) remained with the landowners mentioned above.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish,

Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 195//119 Khatauni number 214. The total area of this Khewat is shown as 19 Kanal 15 Marla falling in 4 (four) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pratap Singh, Hansram son of Ram Singh (1/2 share) and Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/2 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2918, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3292 and rapat numbers 350, 377 and 638 have been discussed hereinabove in Point 2.3 and 2.4. Further, mutation numbers 2425, 2622, 2634 2641 and 2642 are not relevant to Said Land 5.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 219//195 min Khatauni number 227. The total area of this Khewat is shown as 12 Kanal 11 Marla falling in 4 (four) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pratap Singh, Hansram son of Ram Singh (1/2 share) and Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/2 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation numbers 2918 and 3276 has been discussed hereinabove in Points 2.4 and

2.5.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 5 are part of 1 (one) big Khewat number 240//219 Khatauni number 248. The total area of this Khewat is shown as 12 Kanal 11 Marla falling in 4 (four) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, **Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 5.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pratap Singh, Hansram son of Ram Singh (1/2 share) and Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/2 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6, mutation number 4040 has been discussed hereinabove in Point 2.4 and mutation numbers 4100, 4109, 4112, 4113 are not relevant to Said Land 5.

Badar number 11 (approved by AC-II on 3 June 2022) records that Survey number 49//10/3 min has been wrongly recorded as 50//10/3 min in the Jamabandi from the year 1989-90 to 2019-2020 which has been rectified vide this badar, and correct Survey number 49//10/3 min (0-8) has been recorded in the Jamabandi for the year 2019-20.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90 share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071[4] (approved by AC-II on 23 June 2022) records that pursuant to partition, Survey numbers (a) 49//10/3 min (0-8), 50//14/2 (1-15), 15/2/2 (1-8) (forming part of Said Land 5) was recorded in favour of Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, Seespal sons of Umrav Singh (186/1528 share); Sumita, Indu, Sonu daughters of Indraj (57/1528 share);

[4] ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005, was accordingly a minor, as of date of Sale Deed-I. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share); and (b) 50//15/2/1 (3-16) (forming part of Said Land 5) was recorded in favour of Sarjeet son of Umrav Singh (93/145 share); and Nitin son of Ramesh Yadav (52/145 share), vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under rapat number 872 dated 25 May 2022.

Mutation bearing number 4089 (approved by AC-II on 6 July 2022) records that Survey numbers (a) 49//10/3 min (0-8), 50// 14/2 (1-15), 15/2/2 (1-8) (forming part of Said Land 5) was sold by Udayveer son of Mahatab (93/1528 share); Ravinder son of Hukum Singh (93/1528 share); Panwan Singh and Satpal sons of Hansram (279/1528 share); Sunil Kumar son of Surender Singh (93/1528 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (39/1528 share); Rubi daughter of Bheem Singh (53/1528 share); Nitin son of Ramesh Yadav (41/1528 share); Jagdish, son of Umrav Singh (93/1528 share); Seespal sons of Umrav Singh (93/1528 share), Sumita, Indu, Sonu daughters of Indraj (57/1528 share); Sushila widow of Indraj (9/382 share); Sunder Singh and Manoj Kumar sons of Pratap Singh (209/764 share); and Nishant son of Satish Kumar (35/382 share); and (b) 50//15/2/1 (3-16) (forming part of Said Land 5) was sold by Sarjeet son of Umrav Singh (93/145 share); and Nitin son of Ramesh Yadav (52/145 share) in favour of the Company, vide Sale Deed-I.

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 5: 1. Mortgages and encumbrances: There are no mortgages recorded under the Jamabandi for the year 2019-20 in respect of Said Land 5. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 5.

CHAPTER 8: TITLE DEVOLUTION OF SAID LAND 6

1. The Said Land 6 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 6	241//249	49//26	0	7	Pardos Craft Homes Private Limited
		50//23/2	0	4	
		50//18/1	0	4	
		50//13/2/2	0	0	
		Total (F)	**0**	**15**	
		(in Acres)	**0.09375**		

2. **History of Said Land 6:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 57//46 min Khatauni number 82. The total area of this Khewat is shown as 1 Kanal 11 Marla falling in 7 (seven) Survey numbers. **Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96**

share), Hukam Singh son of Kishan (1/16 share), Vidya Devi daughter of Kishan (1/16 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Hukam Singh son of Kishan (1/16 share), Vidya Devi daughter of Kishan (1/16 share).

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakhsmi and Vidyadevi daughter of Lakhsmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24

share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Hukam Singh son of Kishan (1/16 share), Vidya Devi daughter of Kishan (1/16 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 66//57 Khatauni number 88. The total area of this Khewat is shown as 1 Kanal 11 Marla falling in 7 (seven) Survey numbers. **Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Hukam Singh son of Kishan (1/16 share), Vidya Devi daughter of Kishan (1/16 share)**, have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Hukam Singh

son of Kishan (1/16 share), Vidya Devi daughter of Kishan (1/16 share).

There are 6 (six) mutations reflected in this Jamabandi.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate and his 2/31 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate and his 1/4 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1367 (approved by AC-II on 24 April 2001) records that Ramswaroop son of Ugrasen died intestate and his 1/4 share in this Khewat was inherited by Ram Pyari widow of Ramswaroop, Rajendra and Ranbir Singh sons of Ramswaroop and Snehlata and Kaushalya daughters of Ramswaroop.

Mutation bearing number 1368 (approved by AC-II on 24 April 2001) records that Rajendra son of Ramswaroop died intestate and his 1/20 share in this Khewat was inherited by Krishna Devi widow of Rajendra, Pankaj son of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/12 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

Mutation bearing number 1397 (approved by AC-II on 8 January 2002) records that 3/20 share in this Khewat was released by Ram Pyari widow of Ramswaroop and Snehlata and Kaushalya daughters of Ramswaroop in favour of Pankaj son of Rajendra and Ranbir Singh sons of Ramswaroop, vide release deed bearing number 3994 dated 19 June 2001.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 82//66 Khatauni number 102. The total area of this Khewat is shown as 1 Kanal 11 Marla falling in 7 (seven) Survey numbers. **Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram**

(1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/16 share), Vidya Devi daughter of Kishan (1/16 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Ramsarup son of Ugarsain (1/4 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Ram Singh son of Ugrasain (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/16 share), Vidya Devi daughter of Kishan (1/16 share).

There are 9 (nine) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346, 1367, 1368, 1381 and 1397 have been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1346, 1367, 1368, 1381 and 1397 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/16 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/24 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/24 share in this

Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 120//82 Khatauni number 140. The total area of this Khewat is shown as 1 Kanal 11 Marla falling in 7 (seven) Survey numbers. **Pankaj son of Rajender (13/160 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/160 share), Ranbir son of Ramswaroop (1/8 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Pratap Singh, Hansram sons of Ram Singh (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/16 share), Vidya Devi daughter of Kishan (1/16 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajender (13/160 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/160 share), Ranbir son of Ramswaroop (1/8 share), Ramkanwar son of Hetram (1/24 share), Ramkishor son of Hetram (1/24 share), Bhawani Singh son of Hetram (1/24 share), Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share), Pratap Singh, Hansram sons of Ram Singh (1/4 share), Jagdish son of Umrav (1/112 share), Sarjeet son of Umrav (1/112 share), Sispal son of Umrav (1/112 share), Kailash Devi daughter of Umrav (1/112 share), Saroj Devi daughter of Umrav (1/112 share), Urmila Devi daughter of Umrav (1/112 share), Shanti widow of Umrav (1/112 share), Ramesh son of Mahtab Singh (1/96 share), Udaybir Singh son of Mahtab Singh (1/96 share), Bhim Singh son of Mahtab Singh (1/96 share), Rameshwar Singh son of Mahtab Singh (1/96 share), Kanta daughter of Mahtab Singh (1/96 share), Chanderkala widow of Mahtab Singh (1/96 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/16 share), Vidya Devi daughter of Kishan (1/16 share).

There are 27 (twenty seven) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1367, 1368, 1397, 1381, 1787 and 2002 have been discussed hereinabove in Point 2.2 and 2.3.

Rapat bearing number 350 dated 16 February 2010 records that acquisition proceedings under Section 4 of the Land Acquisition Act, 1894 have commenced on Survey numbers 50//13/2 and 18/1 (which forms part of Said Land 6) along with other land parcels.

Rapat bearing number 377 dated 25 February 2010 records that acquisition proceedings under Section 6 of the Land Acquisition Act, 1894 have commenced on Survey numbers 50//13/2 and 18/1 (which forms part of Said Land 6) along with other land parcels.

Rapat bearing number 638 dated 14 June 2010 records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisition of land admeasuring 0 Kanal 4 Marla out of the larger Survey number 50//13/2 (0-4) along with other land parcel. Further, we note that the land comprising under Said Land 6 ie Survey number 50//13/2/2 (0-0)) has not been acquired under the said acquisition proceedings..

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2918 (approved by AC-II on 15 November 2011) records that award has been passed under Section 11 of the Land Acquisition Act, 1894 in relation to acquisition of land admeasuring 0 Kanal 4 Marla out of the larger Survey number 50//13/2 (0-4) along with other land parcel by Haryana Shehari Vikas Pradhikaran, thereby 0 Kanal 0 Marla remained in Survey number 50//13/2/2 (which forms part of Said Land 6).

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/8 share in this Khewat was released by Sardaro daughter of Hetram (1/24 share), Ramgiri daughter of Hetram (1/24 share), Kiran daughter of Hetram (1/24 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/48 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/96 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/12 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (7/96 share) and Meena Devi widow of Bhawani (1/96 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/72 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/72 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/28 share in this Khewat was released by Saroj Devi, Urmila Devi daughters of Umrav, Shanti Devi widow of Umrav (3/112 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/112 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/64 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/96 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/192 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/384 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/384 share).

Mutation bearing number 3241 (approved by AC-II on 30 July 2014) records that 7/160 share in Survey numbers 49//26 and 50//23/2 (forming part of the Said Land 6) was released by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajendra, vide release deed bearing number 6959 dated 27 June 2014.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 - 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 196//120 Khatauni number 215. The total area of this Khewat is shown as 1 Kanal 11 Marla falling in 7 (seven) Survey numbers. **Pankaj son of Rajender (13/160 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/160 share), Ranbir son of Ramswaroop (1/8 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/24 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/24 share), Meena Devi widow of**

Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/24 share), Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram (1/8 share), Pratap Singh son of Ram Swaroop (1/8 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/8 share), Sarjeet son of Umrav, Sispal son of Umrav, Saroj Devi daughter of Umrav, Urmila Devi daughter of Umrav, Shanti widow of Umrav (5/112 share), Jagdish son of Umrav (5/168 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/112 share), Rameshwar sons of Chanderkala and Kanta daughter of Mahatab Singh (1/40 share), Udaybir Singh son of Mahatab Singh (1/30 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/80 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/80 share), Sunil Kumar son of Surender Singh (1/64 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/32 share) and Indraj son Mahatab (7/192 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajender (13/160 share), Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/160 share), Ranbir son of Ramswaroop (1/8 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/24 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/24 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/24 share), Sardaro daughter of Hetram, Ramgiri daughter of Hetram, Kiran daughter of Hetram (1/8 share), Pratap Singh son of Ram Singh (1/8 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/8 share), Sarjeet son of Umrav, Sispal son of Umrav, Saroj Devi daughter of Umrav, Urmila Devi daughter of Umrav, Shanti widow of Umrav (5/112 share), Jagdish son of Umrav (5/168 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/112 share), Rameshwar sons of Chanderkala and Kanta daughter of Mahatab Singh (1/40 share), Udaybir Singh son of Mahatab Singh (1/30 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/80 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/80 share), Sunil Kumar son of Surender Singh (1/64 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/32 share) and Indraj son Mahatab (7/192 share).

There are 23 (twenty three) mutations, 3 (three) remarks and 1 (one) badar reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2918, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3241, 3292 and rapat numbers 350, 377 and 638 have been discussed hereinabove in Point 2.3 and 2.4. Further, mutation number 1825 is not relevant to Said Land 6.

Note: Badar number 25 records that the effect of mutation number 1853 vide which Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor inherited the shares of Ramkishor son of Hetram in Said Land 6 has not been reflected in the Jamabandi of the year 2004-05. The same has been rectified by the said badar for Said Land 6.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 220//196 min Khatauni number 228. The total area of this Khewat is shown as 1 Kanal 5 Marla falling in 7 (seven) Survey numbers. **Pankaj son of Rajender (1/8 share), Ranbir son of Ramswaroop (1/8 share), Pratap Singh son of Ram Swaroop (1/8 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/8 share), Sunil Kumar son of Surender Singh (1/36 share), Ravindra son of Hukum (1/36 share), Udaybir Singh son of Mahatab Singh (7/192 share), Kanta daughter of Mahatab Singh (1/64 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/64 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/64 share), Krishna, Usha daughters of Ramkishor (1/12 share), Jagdish son of Umrav (1/36 share), Sarjeet son of Umrav, Sispal son of Umrav (1/18 share), Sumita, Indu, Sonu daughters of Indraj (13/768 share), Sushila widow of Indraj (25/2304 share), Virender Singh and Ashok sons of Ramkanwar (1/12 share), Ora Land and Housing Private Limited (1/12 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajender (1/8 share), Ranbir son of Ramswaroop (1/8 share), Pratap Singh son of Ram Swaroop (1/8 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/8 share), Sunil Kumar son of Surender Singh (1/36 share), Ravindra son of Hukum (1/36 share), Udaybir Singh son of Mahatab Singh (7/192 share), Kanta daughter of Mahatab Singh (1/64 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/64 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/64 share), Krishna, Usha daughters of Ramkishor (1/12 share), Jagdish son of Umrav (1/36 share), Sarjeet son of Umrav, Sispal son of Umrav (1/18 share), Sumita, Indu, Sonu daughters of Indraj (13/768 share), Sushila widow of Indraj (25/2304 share), Virender Singh and Ashok sons of Ramkanwar (1/12 share), Ora Land and Housing Private Limited (1/12 share).

There are 23 (twenty three) mutations, 3 (three) remarks and 2 (two) badars reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2918, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3211 and 3292, rapat numbers 350, 377 and 638 and badar number 25 have been discussed hereinabove in Point 2.3, 2.4 and 2.5. Further badar number 1 is not relevant to Said Land 6.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate and his 1/40 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 6 are part of 1 (one) big Khewat number 241//220 Khatauni number 249. The total area of this Khewat is shown as 1 Kanal 5 Marla falling in 7 (seven) Survey numbers. **Pankaj son of Rajender (1/8 share), Ranbir son of Ramswaroop (1/8 share), Pratap Singh son of Ram Swaroop (1/8 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/10 share), Sunil Kumar son of Surender Singh (1/36 share), Ravindra son of Hukum (1/36 share), Udaybir Singh son of Mahatab Singh (7/192 share), Kanta daughter of Mahatab Singh (1/64 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/64 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/64 share), Krishna, Usha daughters of Ramkishor (1/12 share), Jagdish son of Umrav (1/36 share), Sarjeet son of Umrav, Sispal son of Umrav (1/18 share), Sumita, Indu, Sonu daughters of Indraj (13/768 share), Sushila widow of Indraj (25/2304 share), Virender Singh and Ashok sons of Ramkanwar (1/12 share), Ora Land and Housing Private Limited (1/12 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/40 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 6.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Pankaj son of Rajender (1/8 share), Ranbir son of Ramswaroop (1/8 share), Pratap Singh son of Ram Swaroop (1/8 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/10 share), Sunil Kumar son of Surender Singh (1/36 share), Ravindra son of Hukum (1/36 share), Udaybir Singh son of Mahatab Singh (7/192 share), Kanta daughter of Mahatab Singh (1/64 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/64 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/64 share), Krishna, Usha daughters of Ramkishor (1/12 share), Jagdish son of Umrav (1/36 share), Sarjeet son of Umrav, Sispal son of Umrav (1/18 share), Sumita, Indu, Sonu daughters of Indraj (13/768 share), Sushila widow of Indraj (25/2304 share), Virender Singh and Ashok sons of Ramkanwar (1/12 share), Ora Land and Housing Private Limited (1/12 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/40 share).

There are 23 (twenty three) mutations, 2 (two) badars and 1 (one) Rapat reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673 and 3764 and badar number 25 have been discussed hereinabove in Point 2.3, 2.4, 2.5 and 2.6.

Badar number 10 (approved by AC-II on 3 June 2022) records that, given that, Survey numbers 50//18/1 and 13/2/2 (forming part of Said Land 6) were not released vide release deed bearing number 6959 dated 27 June 2014 (recorded under mutation number 3241) by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajendra, the shares of Pankaj son of Rajendra has been

wrongly recorded in the Jamabandi of the year 2014-15 and 2019-20 as 1/8 share for entire Said Land 6 (including Survey numbers 50//18/1 and 13/2/2). The correct shares of the owners of the Survey numbers 50//18/1 and 13/2/2 (forming part of Said Land 6) in the Jamabandi of the year 2014-15 and 2019-20 is as follows: Pankaj son of Rajendra (13/160 share) and Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra (7/160 share), Ranveer son of Ramswaroop (1/8 share), Udayveer son of Mahatab (1/36 share), Ravinder son of Hukum Singh (1/36 share), Panwan Singh and Satpal sons of Hansram (1/12 share), Sunil Kumar son of Surender Singh (1/36 share), Smt. Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (3/256 share), Rubi daughter of Bheem Singh (37/2304 share), Nitin son of Ramesh Yadav (1/36 share), Krishna and Usha daughters of Ramkishore (1/12 share), Jagdish, Sarjit and Seespal sons of Umrav Singh (1/12 share), Sumita, Indu, Sonu daughters of Indraj (13/768 share), Sushila widow of Indraj (25/2304 share), Virendra Singh son of Ramkanwar (1/24 share), Kusum (widow) Siddharth (son) and Rashmi (daughter) of Ashok Kumar (1/24 share), M/s Ora Land and Housing Private Limited (1/12 share), Pratap Singh son of Ram Singh (1/8 share) and Nishant son of Satish Kumar (1/24 share).

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/24 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 1/30 share in this Khewat was transferred by Santosh (1/120 share) and Mukesh Yadav (1/40 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/288 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/576 share) and Kanta daughter of Mahatab (1/64 share) in favour of Rubi daughter of Bheem Singh (7/576 share) and Nitin son of Ramesh Yadav (7/576 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/80 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/480 share in this Khewat was transferred by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4077 (approved by AC-II on [*not specified*]) records that 7/160 share in Survey numbers 50//18/1 and 13/2/2 (forming part of the Said Land 6) was released by Krishna Devi widow of Rajendra, Sunita, Anita, Anjana, Sarita, Shobha, Mamta daughters of Rajendra in favour of Pankaj son of Rajendra, vide release deed bearing number 3100 dated 20 June 2022.

Mutation bearing number 4079 (approved by AC-II on 24 June 2022) records that (i) 1/6 share in Survey numbers 49//26 and 50//23/2 (forming part of the Said Land 6) was exchanged by Krishna and Usha daughters of Ramkishore (1/12 share), Virendra Singh son of Ramkanwar (1/24 share) and Kusum (widow), Siddharth (son) and Rashmi (daughter) of Ashok Kumar (1/24 share) in favour of Pratap Singh son of Ram Singh (11/135 share), Satpal Singh and Pawan Singh sons of Hansram (1/18 share) and Nishant son of Satish Kumar (4/135 share); and (ii) 1/6 share in Survey numbers 50//18/1 and 13/2/2 (forming part of the Said Land 6) was exchanged by Krishna and Usha daughters of Ramkishore (1/12 share), Virendra Singh son of Ramkanwar (1/24 share) and Kusum (widow), Siddharth (son) and Rashmi (daughter) of Ashok Kumar (1/24 share) in favour of Pratap Singh son of Ram Singh (11/135 share), Satpal Singh and Pawan Singh sons of Hansram (8/135 share) and Nishant son of Satish Kumar (7/270 share), vide exchange deed bearing number 3277 dated 22 June 2022.

Khaitan Note: *Basis our review of the mutation bearing number 4079 and exchange deed bearing number 3277 dated 22 June 2022, we note that the recordal in both tabadalanama (exchange deed) and mutation is different. The difference is highlighted herein below:*

- *Shares of transferee as per exchange deed bearing number 3277 dated 22 June 2022 for Said Land 6 are: (i) Pratap Singh son of Ram Singh (11/135 share); (ii) Satpal Singh and Pawan Singh sons of Hansram (8/135 share); (iii) Nishant son of Satish Kumar (4/135 share) 0.029;*

- *Shares of transferee as per mutation bearing number 4079 are as follows:*

  a) *For Survey numbers 49//26 (0-7) and 50//23/2 (0-4): Pratap Singh son of Ram Singh (11/135 share), Satpal Singh and Pawan Singh sons of Hansram (1/18 share) and Nishant son of Satish Kumar (4/135 share); and*

  b) *For Survey numbers 50//13/2/2 (0-0) and 18/1 (0-4): Pratap Singh son of Ram Singh (11/135 share), Satpal Singh and Pawan Singh sons of Hansram (8/135 share) and Nishant son of Satish Kumar (7/270 share).*

In relation to the aforesaid, we note that, there is a minor difference of 1/270 share in the exchange deed bearing number 3277 dated 22 June 2022 and mutation bearing number 4079 in relation to Survey numbers 50//13/2/2 and 18/1 forming part of the Said Land.

Mutation bearing number 4071[5] (approved by AC-II on 23 June 2022) records that pursuant to partition, Survey numbers (a) 49//26 (0-7) and 50//23/2 (0-4) (forming part of Said Land 6) were recorded in favour of Ranveer son of Ramswaroop (1/8 share); Pankaj son of Rajender (1/8 share); Udayveer son of Mahatab (1/36 share); Ravinder son of Hukum Singh (1/36 share); Panwan Singh and Satpal sons of Hansram (5/36 share); Sunil Kumar son of Surender Singh (1/36 share); Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (3/256 share); Rubi daughter of Bheem Singh (37/2304 share); Nitin son of Ramesh Yadav (1/36 share); Jagdish, Sarjit and Seespal sons of Umrav Singh (1/12 share); Sumita, Indu, Sonu daughters of Indraj (13/768 share); Sushila widow of Indraj (25/2304 share); M/s Ora Land and Housing Private Limited (1/12 share); Pratap Singh son of Ram Singh (223/1080 share); Nishant son of Satish Kumar (77/1080 share); and (b) Survey numbers 50//13/2/2 (0-0), 18/1 (0-4) (forming part of Said Land 6) were recorded in favour of Ranveer son of Ramswaroop (1/8 share); Pankaj son of Rajender (1/8 share); Udayveer son of Mahatab (1/36 share); Ravinder son of Hukum Singh (1/36 share); Panwan Singh and Satpal sons of Hansram (77/540 share); Sunil Kumar son of Surender Singh (1/36 share); Smt. Urmila (widow) Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (3/256 share); Rubi daughter of Bheem Singh (37/2304 share); Nitin son of Ramesh Yadav (1/36 share); Jagdish, Sarjit and Seespal sons of Umrav Singh (1/12 share); Sumita, Indu, Sonu daughters of Indraj (13/768 share); Sushila widow of Indraj (25/2304 share); M/s Ora Land and Housing Private Limited (1/12 share); Pratap Singh son of Ram Singh (223/1080 share); and Nishant son of Satish Kumar (73/1080 share) vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under rapat number 872 dated 25 May 2022.

Mutation bearing number 4090 (approved by AC-II on 6 July 2022) records that (a) 11/12 share in Survey numbers 49//26 (0-7) and 50//23/2 (0-4) (forming part of Said Land 6) were sold by Ranveer son of Ramswaroop (1/8 share); Pankaj son of Rajender (1/8 share); Udayveer son of Mahatab (1/36 share); Ravinder son of Hukum Singh (1/36 share); Panwan Singh and Satpal sons of Hansram (5/36 share); Sunil Kumar son of Surender Singh (1/36 share); Urmila (widow), Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (3/256 share), Rubi daughter of Bheem Singh (37/2304 share), Jagdish son of Umrav Singh (1/36 share); Sarjit and Seespal sons of Umrav Singh (1/18 share); Sumita, Indu, Sonu daughters of Indraj (13/768 share); Sushila widow of Indraj (25/2304 share); Nitin son of Ramesh Yadav (1/36 share); Pratap Singh son of Ram Singh (223/1080 share); Nishant son of Satish Kumar (77/1080 share); and (b) 11/12 share in Survey numbers 50//13/2/2 (0-0), 18/1 (0-4) (forming part of Said Land 6) were sold by Ranveer son of Ramswaroop (1/8 share); Pankaj son of Rajender (1/8 share); Udayveer son of Mahatab (1/36 share); Ravinder son of Hukum Singh (1/36 share); Panwan Singh and Satpal sons of Hansram (77/540 share); Sunil Kumar son of Surender Singh (1/36 share); Urmila (widow), Diksha Yadav (daughter) and Harsh Yadav (son) of Bheem Singh (3/256 share); Rubi daughter of Bheem Singh (37/2304 share), Jagdish son of Umrav Singh (1/36 share); Sarjit and Seespal

[5] ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005 was accordingly a minor, as of date of sale deed bearing number 3720 dated 1 July 2022. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

sons of Umrav Singh (1/18 share); Sumita, Indu, Sonu daughters of Indraj (13/768 share); Sushila widow of Indraj (25/2304 share); Nitin son of Ramesh Yadav (1/36 share); Pratap Singh son of Ram Singh (223/1080 share); Nishant son of Satish Kumar (73/1080 share) in favour of Craft Infrastructure Private Limited, vide sale deed bearing number 3720 dated 1 July 2022.

Mutation bearing number 4109 (approved by AC-II on 6 October 2022) records that 1/12 share in Said Land 6 was sold by Ora Land and Housing Private Limited in favour of the Company, vide sale deed bearing number 7797 dated 28 September 2022 ("**Sale Deed-II**").

Mutation bearing number 4111 (approved by AC-II on 6 October 2022) records that 11/12 share in Said Land 6 was sold by Craft Infrastructure Private Limited in favour of the Company, vide sale deed bearing number 7799 dated 28 September 2022 ("**Sale Deed-III**").

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

3. **Legal Observations:**

***Khaitan's legal observation derived from the revenue records perused as above*:**	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 6: 1. Mortgages and encumbrances: There are no mortgages recorded under the Jamabandi for the year 2019-20 in respect of Said Land 6. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 6.

CHAPTER 9: TITLE DEVOLUTION OF SAID LAND 7

1. The Said Land 7 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 7	240//245	49//13/1	3	9	Pardos Craft Homes Private Limited
		49//18/1/1/2	0	11	
		49//8/2/2	2	9	
		Total (G)	**6**	**9**	
		(in Acres)	**0.80625**		

2. **History of Said Land 7:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 56//46 min Khatauni number 77. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate, and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakshmi and Vidyadevi daughter of Lakshmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate, and his ¼ share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter

of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 – 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 65//56 Khatauni number 83. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 3 (three) mutations and 1 (one) Rapat reflected in this Jamabandi. The said Rapat number 330 is not relevant to Said Land 7.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate, and his 1/12 share in this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate, and his 1/3 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 81//65 Khatauni number [*not legible*]. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 have been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 119//81 Khatauni number 135. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh

(1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share).

There are 23 (twenty-three) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3 and mutation number 2918, Rapat numbers 350, 377 and 638 are not relevant to Said Land 7.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his 1/60 share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi

daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 – 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 195//119 Khatauni number 210. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share),** have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh,

Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148 and 3292 have been discussed hereinabove in Point 2.3 and 2.4 and Rapat numbers 350, 377 and 638 and mutation numbers 2425, 2622, 2634, 2641, 2642 and 2918 are not relevant to Said Land 7.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 219//195 min Khatauni number 224. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share),**

Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation number 3276 has been discussed hereinabove in Point 2.5, and mutation number 2918 is not relevant to Said Land 7.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate, and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 30 July 2026), the Survey numbers forming Said Land 7 are part of 1 (one) big Khewat number 240//219 Khatauni number 245. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, **Santosh mother of Satish, Sunil Devi**

widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share), have been shown as the joint owners of this entire Khewat, including Survey numbers comprising under Said Land 7.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6 and mutation numbers 4040, 4112, 4113, badar number 11 are not relevant to Said Land 7.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90 share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071[6] (approved by AC-II on 23 June 2022) records that this Khewat has been partitioned and larger Survey numbers 49//13 (7-8), 18/1/1 (1-13) and 8/2 (3-15) (which comprises Said Land 7) has been transferred in favour of Ora Land and Housing Private Limited, vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under Rapat number 872 dated 25 May 2022.

Mutation bearing number 4100 (approved by AC-II on 23 August 2022) records that Survey numbers 49//13/2 (3-19), 18/1/1/1 (1-2) and 8/2/1 (1-6) was exchanged by Ora Land and Housing Private Limited in favour of Hiralal son of Gyasi, vide exchange deed bearing number 4430 dated 15 July 2022. Pursuant to this mutation, the larger land comprising Survey numbers 49//13 (7-8), 18/1/1 (1-13) and 8/2 (3-15) got sub-divided and Ora Land and Housing Private Limited continues as owner of the Said Land 7 i.e. Survey numbers 49//13/1 (3-9), 18/1/1/2 (0-11) and 8/2/2 (2-9).

Mutation bearing number 4109 (approved by AC-II on 6 October 2022) records that Said Land 7 was sold by Ora Land and Housing Private Limited in favour of the Company, vide Sale Deed-II.

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

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6 ***Khaitan Note:*** *We note that, Master Harsh Yadav son of Bheem Singh Yadav, one of the landowners, having date of birth 1 September 2005 was accordingly a minor, as of date of Sale Deed-I. In this regard, note that his natural guardian Urmila widow of Bheem Singh Yadav (ie his real mother) has been authorized for sale/ transfer of his respective share in the Said Land by virtue of order dated 25 September 2013 passed by Guardian Judge, Gurgaon in respect of petition bearing number 25 filed on 29 March 2012.*

3. **Legal Observations:**

Khaitan's legal observation derived from the revenue records perused as above:	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 7: 1. Mortgages and encumbrances: There are no mortgages recorded under the Jamabandi for the year 2019-20 in respect of Said Land 7. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 7.

CHAPTER 10: TITLE DEVOLUTION OF SAID LAND 8

1. The Said Land 8 falling in the following Survey numbers situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana:

Said Land Reference Number	Khewat// Khatauni number as per JB 2019-2020	Rectangle number// Survey number	Land Area		Current Landowner
			Kanal	Marla	
Said Land 8	240//245	51//11	**0**	9	Pardos Craft Homes Private Limited
		Total (H)	**0**	**9**	
		(in Acres)	**0.05625**		

2. **History of Said Land 8:**

2.1. **Jamabandi of 1989-1990**

As per Jamabandi of the year 1989-1990 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 is part of 1 (one) big Khewat number 56//46 min Khatauni number 77. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh

(1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 5 (five) mutations reflected in this Jamabandi.

Mutation bearing number 749 (approved by AC-II on 5 July 1985) records that Lakshmi Devi widow of Kishan died intestate, and her 1/20 share in this Khewat was inherited by Umrav Singh, Mahatab Singh, Hukum Singh sons of Lakshmi and Vidyadevi daughter of Lakshmi.

Mutation bearing number 750 (approved by AC-II on 5 July 1985) records that Umrav Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Jagdish, Sarjeet, Sispal sons of Umrav Singh, Kailash Devi, Saroj Devi, Urmila Devi daughters of Umrav Singh, Shanti widow of Umrav Singh.

Mutation bearing number 751 (approved by AC-II on 5 July 1985) records that Mahatab Singh son of Kishan died intestate, and his 1/16 share in this Khewat was inherited by Ramesh, Udaybir Singh, Bhim Singh, Rameshwar Singh sons of Mahatab Singh, Kanta daughter of Mahatab Singh, Chanderkala widow of Mahatab Singh.

Mutation bearing number 752 (approved by AC-II on 5 July 1985) records that Hetram son of Ganga died intestate, and his 1/4 share in this Khewat was inherited by Ramkanwar, Ramkishor, Bhawani Singh sons of Hetram, Sardaro, Ramgiri, Kiran daughters of Hetram.

Mutation bearing number 753 (approved by AC-II on 22 August 1985) records partition of larger land admeasuring 198 Kanal 12 Marla, and by virtue of the said partition, this Khewat has been recorded in favour of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share),

Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share), vide order dated 10 September 1984 passed by Assistant Collector, II Grade.

Note: It appears that the effect of the aforesaid mutations has already been carried out in this Jamabandi.

2.2. **Jamabandi of 1994 - 1995**:

As per Jamabandi of the year 1994-1995 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 is part of 1 (one) big Khewat number 65//56 Khatauni number 83. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including the Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 3 (three) mutations and 1 (one) Rapat reflected in this Jamabandi. The said Rapat number 330 is not relevant to Said Land 8.

Mutation bearing number 1308 (approved by AC-II on 3 August 1999) records that Hukam Singh son of Kishan died intestate, and his 1/12 share in

this Khewat was inherited by Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh.

Mutation bearing number 1346 (approved by AC-II on 15 November 2002) records that Ram Singh son of Ugrasain died intestate, and his 1/3 share in this Khewat was inherited by Pratap Singh, Hansram sons of Ram Singh and Jagan Devi daughter of Ram Singh.

Mutation bearing number 1381 (approved by AC-II on 18 June 2001) records that 1/9 share in this Khewat was released by Jagan Devi daughter of Ram Singh in favour of Pratap Singh, Hansram sons of Ram Singh, vide release deed bearing number 9968 dated 22 November 2000.

2.3. **Jamabandi of 1999-2000**:

As per Jamabandi of the year 1999-2000 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 are part of 1 (one) big Khewat number 81//65 Khatauni number [*not legible*]. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share)** have been shown as the joint owners of this entire Khewat, including the Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi) it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Hukam Singh son of Kishan (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Ram Singh son of Ugrasain (1/3 share).

There are 6 (six) mutations reflected in this Jamabandi. The said mutation numbers 1308, 1346 and 1381 have been discussed hereinabove in Point 2.2.

Note: It appears that the effect of mutation numbers 1308, 1346 and 1381 have not been given in this Jamabandi.

Mutation bearing number 1787 (approved by AC-II on 28 April 2006) records that Vidya Devi daughter of Kishan died and her 1/12 share in this Khewat was inherited by Jagdish son of Umrav Singh, Indraj son of Hukam Singh and Yudhvir Singh alias Udaybir Singh son of Mahtab, vide will bearing number 400 dated 21 September 2004.

Mutation bearing number 1853 (approved by AC-II on 1 September 2006) records that Ramkishor son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor.

Mutation bearing number 2002 (approved by AC-II on 1 March 2007) records that Ramkanwar son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar.

2.4. **Jamabandi of 2004-2005**:

As per Jamabandi of the year 2004-2005 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 are part of 1 (one) big Khewat number 119//81 Khatauni number 135. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh (1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share)** have been shown as the joint owners of this entire Khewat, including Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Jagdish son of Umrav Singh (1/84 share), Sarjeet son of Umrav Singh (1/84 share), Sispal son of Umrav Singh (1/84 share), Kailash Devi daughter of Umrav Singh

(1/84 share), Saroj Devi daughter of Umrav Singh (1/84 share), Urmila Devi daughter of Umrav Singh (1/84 share), Shanti widow of Umrav Singh (1/84 share), Ramesh son of Mahatab Singh (1/72 share), Udaybir Singh son of Mahatab Singh (1/72 share), Bhim Singh son of Mahatab Singh (1/72 share), Rameshwar Singh son of Mahatab Singh (1/72 share), Kanta daughter of Mahatab Singh (1/72 share), Chanderkala widow of Mahatab Singh (1/72 share), Surender, Ravinder, Indraj sons of Hukam Singh and Rajwanti daughter of Hukam Singh (1/12 share), Vidya Devi daughter of Kishan (1/12 share), Ramkanwar son of Hetram (1/18 share), Ramkishor son of Hetram (1/18 share), Bhawani Singh son of Hetram (1/18 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) and Pratap Singh, Hansram sons of Ram Singh (1/3 share).

There are 23 (twenty-three) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1346, 1381, 1787, 1853 and 2002 have been discussed hereinabove in Point 2.2 and 2.3 and mutation number 2918, Rapat numbers 350, 377 and 638 are not relevant to Said Land 8.

Mutation bearing number 2091 (approved by AC-II on 28 July 2007) records that Kailash Devi daughter of Umrav Singh died intestate and her 1/84 share in this Khewat was inherited by Gulshan, Suman and Priyanka daughters of Kailash Devi.

Mutation bearing number 2499 (approved by AC-II on 10 July 2009) records that Bhawani Singh son of Hetram died intestate and his 1/18 share in this Khewat was inherited by Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh.

Mutation bearing number 2500 (approved by AC-II on 10 July 2009) records that Hansram son of Ram Singh died intestate and his 1/6 share in this Khewat was inherited by Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram.

Mutation bearing number 2501 (approved by AC-II on 10 July 2009) records that Surender Singh son of Hukum Singh died intestate and his 1/48 share in this Khewat was inherited by Sunil Kumar son of Surender Singh.

Mutation bearing number 2671 (approved by AC-II on 26 April 2010) records that Chanderkala widow of Mahatab Singh died intestate and her 1/72 share in this Khewat was inherited by Yudhvir Singh alias Udaybir Singh, Ramesh, Bhim Singh, Rameshwar sons of Chanderkala and Kanta daughter of Chanderkala.

Mutation bearing number 2672 (approved by AC-II on 26 April 2010) records that Bhim Singh son of son of Mahatab Singh died intestate and his 1/60 share in this Khewat was inherited by Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh.

Mutation bearing number 2673 (approved by AC-II on 26 April 2010) records that Ramesh son of Mahatab died intestate and his 1/60 share in this Khewat was inherited by Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh.

Mutation bearing number 2980 (approved by AC-II on 22 June 2012) records that 1/6 share in this Khewat was released by Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share) in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, Ashok Kumar, Virender Singh sons of Ramkanwar, Krishna Yadav and Usha Yadav daughters of Ramkishor, vide release deed bearing number 12338 dated 4 August 2010.

Mutation bearing number 2981 (approved by AC-II on 22 June 2012) records that 1/36 share in this Khewat was released by Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar in favour of Virender Singh and Ashok Kumar sons of Ramkanwar, vide release deed bearing number 12351 dated 4 August 2010.

Mutation bearing number 2983 (approved by AC-II on 22 June 2012) records that 1/72 share in this Khewat was released by Pushpa Yadav daughter of Bhawani in favour of Rajesh Yadav, Pradeep Yadav sons of Bhawani, vide release deed bearing number 12311 dated 4 August 2010.

Mutation bearing number 3014 (approved by AC-II on 26 November 2012) records that Indraj son of Hukum died intestate and his 7/144 share in this Khewat was inherited by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj.

Mutation bearing number 3094 (approved by AC-II on 10 May 2013) records that 1/9 share in this Khewat was sold by Rajesh, Pradeep son of Bhawani (1/72 share) and Meena Devi widow of Bhawani (1/72 share) in favour of Ora Land and Housing Private Limited, vide sale deed bearing number 2011 dated 23 April 2013.

Mutation bearing number 3145 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Sumita, Indu, Sonu daughters of Indraj and Sushila widow of Indraj in favour of Ravinder son of Hukam Singh and Sunil son of Surender, vide release deed bearing number 10932 dated 7 August 2013.

Mutation bearing number 3146 (approved by AC-II on 28 August 2013) records that 1/54 share in this Khewat was released by Jagdish son of Umrav in favour of Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10934 dated 7 August 2013.

Mutation bearing number 3147 (approved by AC-II on 28 August 2013) records that 1/21 share in this Khewat was released by Saroj Devi, Urmila Devi

daughters of Umrav, Shanti Devi widow of Umrav (1/28 share), Gulshan, Suman, Priyanka daughters of Kailash Devi (1/84 share) in favour of Jagdish, Sarjeet and Shishpal sons of Umrav, vide release deed bearing number 10944 dated 7 August 2013.

Mutation bearing number 3148 (approved by AC-II on 28 August 2013) records that 1/48 share in this Khewat was released by Rajwanti daughter of Hukum Singh in favour of Ravinder son of Hukam Singh, Sunil son of Surender and Sushila widow of Indraj, vide release deed bearing number 10938 dated 7 August 2013.

Mutation bearing number 3292 (approved by AC-II on 12 December 2014) records that Rajkaur widow of Ramkishor died intestate and her 1/54 share in this Khewat was inherited by Krishna Yadav and Usha Yadav daughters of Rajkaur.

2.5. **Jamabandi of 2009 – 2010**:

As per Jamabandi of the year 2009-2010 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 are part of 1 (one) big Khewat number 195//119 Khatauni number 210. The total area of this Khewat is shown as 85 Kanal 7 Marla falling in 18 (eighteen) Survey numbers. **Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh, Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share),** have been shown as the joint owners of this entire Khewat, including Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Sarjeet son of Umrav Singh, Sispal son of Umrav Singh, Saroj Devi daughter of Umrav Singh, Urmila Devi daughter of Umrav Singh, Shanti widow of Umrav Singh (5/84 share), Jagdish son of Umrav Singh (5/126 share), Udaybir Singh son of Mahatab Singh (2/45 share), Rameshwar Singh son of Mahatab Singh,

Kanta daughter of Mahatab Singh (1/30 share), Ravinder son of Hukam Singh and Rajwanti daughter of Hukam Singh (1/24 share), Indraj son of Hukum Singh (7/144 share), Sardaro daughter of Hetram (1/18 share), Ramgiri daughter of Hetram (1/18 share), Kiran daughter of Hetram (1/18 share), Pratap Singh son of Ram Singh (1/6 share), Krishna, Usha daughters of Ramkishor and Rajkaur widow of Ramkishor (1/18 share), Shanti Devi widow of Ramkanwar, Sheela Devi daughter of Ramkanwar, Virender Singh and Ashok sons of Ramkanwar (1/18 share), Gulshan, Suman and Priyanka daughters of Kailash Devi (1/84 share), Meena Devi widow of Bhawani Singh, Rajesh, Pradeep sons of Bhawani Singh and Pushpa Devi daughter of Bhawani Singh (1/18 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/48 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/60 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/60 share).

There are 28 (twenty eight) mutations and 3 (three) remarks reflected in this Jamabandi. The mutation numbers 1787, 1853, 2002, 2091, 2499, 2500, 2501, 2671, 2672, 2673, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148 and 3292 have been discussed hereinabove in Point 2.3 and 2.4 and Rapat numbers 350, 377 and 638 and mutation numbers 2425, 2622, 2634, 2641, 2642 and 2918 are not relevant to Said Land 8.

Mutation bearing number 3211 (approved by AC-II on 21 April 2014) records that Rameshwar died intestate and his 1/60 share in this Khewat was inherited by Yudhvir alias Udaybir Singh son of Mahtab, Kanta daughter of Mahtab (1/120 share), Sumitra Devi widow Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/240 share), Urmila widow of Bhim Singh, Diksha, Rubi daughters of Bhim Singh and Harsh son of Bhim Singh (1/240 share).

Mutation bearing number 3276 (approved by AC-II on 28 November 2014) records that 1/6 share in this Khewat was released by Pratap Singh in favour of Sunder Singh and Manoj Kumar sons of Pratap Singh, vide release deed bearing number 15241 dated 18 September 2014.

2.6. **Jamabandi of 2014-2015**:

As per Jamabandi of the year 2014-2015 (certified by revenue authority on 27 April 2022), the Survey number forming Said Land 8 are part of 1 (one) big Khewat number 219//195 min Khatauni number 224. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share),**

Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), have been shown as the joint owners of this entire Khewat, including Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satish, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (1/6 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share).

There are 3 (three) mutations reflected in this Jamabandi. The mutation number 3276 has been discussed hereinabove in Point 2.5, and mutation number 2918 is not relevant to Said Land 8.

Mutation bearing number 3764 (approved by AC-II on 3 September 2019) records that Satish died intestate, and his 1/30 share in this Khewat was inherited by Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish.

2.7. **Jamabandi of 2019-2020**:

As per Jamabandi of the year 2019-2020 (certified by revenue authority on 19 July 2022), the Survey number forming Said Land 8 are part of 1 (one) big Khewat number 240//219 Khatauni number 245. The total area of this Khewat is shown as 81 Kanal 11 Marla falling in 17 (seventeen) Survey numbers. **Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share)**, **Santosh mother of Satish, Sunil Devi**

widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share), have been shown as the joint owners of this entire Khewat, including Survey number comprising under Said Land 8.

As per the kastakar column (column number 5 of Jamabandi), it is recorded that the land comprised under this Khewat is in possession of Udaybir Singh son of Mahatab Singh (7/144 share), Kanta daughter of Mahatab (1/48 share), Ravindra son of Hukum (1/27 share), Santosh widow of Hansram, Satpal, Pawan Singh sons of Hansram and Mukesh Yadav daughter of Hansram (2/15 share), Sunil Kumar son of Surender Singh (1/27 share), Urmila widow of Bhim Singh, Diksha Yadav, Rubi Yadav daughters of Bhim Singh and Harsh Yadav son of Bhim Singh (1/48 share), Sumitra Devi widow of Ramesh, Nisha, Neera, Neha daughters of Ramesh and Nitin son of Ramesh (1/48 share), Krishna, Usha daughters of Ramkishor (1/9 share), Jagdish son of Umrav Singh (1/27 share), Sarjeet son of Umrav Singh, Sispal son of Umrav Singh (2/27 share), Sumita, Indu, Sonu daughters of Indraj (13/576 share), Sushila widow of Indraj (25/1728 share), Ashok Kumar, Virender Singh sons of Ramkanwar (1/9 share), Ora Land and Housing Private Limited (1/9 share), Sunder Singh and Manoj Kumar sons of Pratap Singh (1/6 share), Santosh mother of Satish, Sunil Devi widow of Satish, Nishant son of Satish, Shalu daughter of Satish (1/30 share).

There are 15 (fifteen) mutations, 1 (one) badar and 1 (one) Rapat reflected in this Jamabandi. The mutation number 3764 has been discussed hereinabove in Point 2.6 and mutation numbers 4040, 4089, 4100, 4109, 4112, badar number 11 are not relevant to Said Land 8.

Mutation bearing number 4005 (approved by AC-II on 8 November 2021) records that Ashok died intestate and his 1/18 share in this Khewat was inherited by Kusum Yadav widow of Ashok, Siddharth Yadav son of Ashok and Rashmi Yadav daughter of Ashok.

Mutation bearing number 4024 (approved by AC-II on 24 January 2022) records that 2/45 share in this Khewat was transferred by Santosh (1/90 share) and Mukesh Yadav (1/30 share) in favour of Pawan Singh and Satpal sons of Hansram, vide family settlement agreement bearing number 7071 dated 15 December 2021.

Mutation bearing number 4034 (approved by AC-II on 10 March 2022) records that 7/216 share in this Khewat was transferred by Udaybir Singh son of Mahatab Singh (5/432 share) and Kanta daughter of Mahatab (1/48 share) in favour of Rubi daughter of Bheem Singh (7/432 share) and Nitin son of Ramesh Yadav (7/432 share), vide family settlement agreement bearing number 7396 dated 24 December 2021.

Mutation bearing number 4035 (approved by AC-II on 10 March 2022) records that 1/60 share in this Khewat was transferred by Sumitra Devi widow of Ramesh Yadav, Nisha, Neera, Neha daughters of Ramesh Yadav in favour of Nitin son of Ramesh Yadav, vide family settlement agreement bearing number 7399 dated 24 December 2021.

Mutation bearing number 4051 (approved by AC-II on 5 May 2022) records that 17/360 share in this Khewat was transferred by Santosh widow of Hansram, Sunil Devi widow of Satish Kumar and Shalu daughter of Satish Kumar in favour of Nishant son of Satish Kumar, vide family settlement agreement bearing number 7072 dated 15 December 2021.

Mutation bearing number 4071 (approved by AC-II on 23 June 2022) records that this Khewat has been partitioned and 51//11(0-9) (comprising Said Land 8) has been transferred in favour of Sarjeet son of Umrav Singh (93/145 share) and Nitin son of Ramesh Yadav (52/145 share), vide order dated 10 May 2022 passed in case number 143/N.T.H. recorded under Rapat number 872 dated 25 May 2022.

Mutation bearing number 4087 (approved by AC-II on 6 July 2022) records that 51//11(0-9) (i.e. Said Land 8) has been transferred by Sarjeet son of Umrav Singh (93/145 share) and Nitin son of Ramesh Yadav (52/145 share) in favour of Craft Infrastructure Private Limited, vide sale deed bearing number 3717 dated 1 July 2022.

Mutation bearing number 4113 (approved by AC-II on 6 October 2022) records that Said Land 8 was sold by Craft Infrastructure Private Limited in favour of the Company, vide sale deed bearing number 7801 dated 28 September 2022 ("**Sale Deed-IV**").

Rapat bearing number 502 dated 18 February 2026 records that development license bearing number 100 of 2023 dated 8 May 2023 has been issued by DTCP in favour of the Company for setting up of mixed land use colony (90% residential & 10% commercial) in respect of Survey numbers 49//1/2 (7-8), 2 (7-13), 3 (8-0), 4 (7-8), 7/1 (2-8), 8/1 (4-5), 9/1 (4-0), 9/2 (4-0), 10/1 (5-13), 10/3 (0-11), 12/3 (6-1), 50// 14/2 (1-15), 15/2/1 (3-16), 15/2/2 (1-8), 16/1 (3-0), 16/2 (3-19), 17 (8-0), 18/2/2 (6-9), 19/1/2 (2-0), 22/2 (3-13), 23/1 (7-3), 24 (7-7), 25/1 (1-0), 25/2 (1-15), 49// 26 (0-7), 13/1 (3-9), 18/1/1/2 (0-11), 8/2/2 (2-9), 50// 13/2/2 (0-0), 18/1 (0-4), and 23/2 (0-4) situated in revenue estate of village Hayatpur, tehsil Harsaru, district Gurugram, Haryana.

4. **Legal Observations:**

***Khaitan's legal observation derived from the revenue records perused as above*:**	In addition to all other comments, suggestions and observations provided in the Report, please note some of the following observations in respect of Said Land 8:

	1. Mortgages and encumbrances: There are no mortgages recorded under the Jamabandi for the year 2019-20 in respect of Said Land 8. 2. Basis our review of the Jamabandi for the year 2019-20, the Company is the recorded owner of Said Land 8.

CHAPTER 11: LITIGATION, ENCUMBRANCES AND GROUND SEARCHES

1. LITIGATION

We have carried out litigation searches through Cubictree Technology Solutions Private Limited, and as per report dated 27 July 2026 (*litigation search report separately attached herewith as* ***Annexure I***), we note that there is no ongoing litigation pending against the Company.

2. MCA SEARCHES

We have conducted MCA searches through our Local Counsel for the charges created and modified by the Company in relation to the Said Land. Accordingly, we note that as on date, the Company has created a charge vide charge ID bearing number 101202720 dated 25 November 2025 in favour of DMI Housing Finance Private Limited to secure a loan facility of INR 300,00,00,000 (Indian Rupees Three Hundred Crore only). The charge remains valid and subsisting as on the date of this Report (*ROC search report separately attached herewith as* ***Annexure II***). We note that the charge on Said Land has been secured by way of equitable mortgage by deposit of the following title deeds to DMI Housing Finance Private Limited:

DOCUMENT	STATE
Sale deed dated 23 April 2013 bearing document number 2011	Original
Sale deed dated 28 September 2022 bearing document number 7797	Original
Sale deed dated 1 July 2022 bearing document number 3720	Original
Sale deed dated 28 September 2022 bearing document number 7799	Original
Sale deed dated 1 July 2022 bearing document number 3718	Original
Sale deed dated 1 July 2022 bearing document number 3717	Original
Sale deed dated 28 September 2022 bearing document number 7801	Original
Jamabandi for preceding 30 (thirty) years along with all mutations, rapats and badars mentioned therein	Certified true copy

DOCUMENT	STATE
Aks Shijra	Certified true copy
Khasra Girdawari	Certified true copy

Further, as per the loan agreement executed between the Company (as borrower) and DMI Housing Finance Private Limited (as lender), executed in respect of the existing encumbrance on the Said Land, we note that in the obligors (ie the Company and Pardos Real Estate Private Limited (being the corporate guarantor)) shall not make/ enter into any allotments/ agreement to sell/ conveyance deed/ sub-lease deed/ builder buyer agreement in respect of any units/ saleable/ leasable areas constituting part of the Said Land provided that the lender may, at its sole discretion, grant approval for the same on such terms and conditions as may be specified in loan agreement.

3. CERSAI SEARCHES

We have conducted CERSAI searches through our Local Counsel for the charges created in relation to the Said Land in the name of the Company. Accordingly, we note that as on date, a charge bearing security interest ID bearing number 400098417880 dated 24 December 2025 in favour of DMI Housing Finance Private Limited for an amount of INR 300,00,00,000 (Indian Rupees Three Hundred Crore only) is being reflected as valid and subsisting as on the date of this Report (*CERSAI search report separately attached herewith as* ***Annexure III***).

4. SEARCHES CONDUCTED BY LOCAL COUNSEL

(a) **Sub-Registrar searches:** We have conducted searches at office of Sub-Registrar, Gurugram on 30 July 2026 and Harsaru on 3 August 2026, basis the same, we note that Sale Deed-I, Sale Deed-II and Sale Deed-III have been found duly registered and our Local Counsel has not come across any other registered instruments in relation to the Said Land, involving Company during the searches[7].

[7] ***Khaitan Note:*** *We have not carried out searches before sub registrar of assurances with respect to title deed recorded in mutation number 4113 through our Local Counsel.*

(b) **Revenue Office:** We have conducted searches at the jurisdictional patwari of village Hayatpur on 30 July 2026 through our Local Counsel and basis the same we note that Said Land is under the ownership of the Company (as recorded more particularly under **Chapters 3-10**).

Moreover, our Local Counsel has been informed by the revenue authorities that certified copies of Jamabandi of the year 2024-2025 for village Hayatpur are not being issued. Hence, the current Jamabandi for village Hayatpur is of the year 2019-2020, which has been referred to in our Report (as recorded more particularly under Chapters 3-10).

Further, we have been provided with a copy of letter dated 17 July 2026 issued by Halka Patwari in respect of Said Land, certifying that the Said Land is free from all encumbrances.

(c) **Municipal Office:** We have carried out searches at the Municipal Council, Manesar on 3 August 2026 and have undertaken the searches in the name of the Company. During our searches, our Local Counsel has not come across any Unique Property ID pertaining to the Said Land. Further, the Client representatives have informed that property taxes are not applicable in respect of the Said Land or part thereof.

CHAPTER 12: MATERIAL CLARIFICATIONS OBTAINED FROM CLIENT REPRESENTATIVES REGARDING SAID LAND

Material Clarifications	1. **No Adverse Orders:** The Client representatives have confirmed that no notice/ order/ correspondence have been issued by any governmental authority/ third party which may have adverse effect on the title of the Said Land; 2. **Vicinity of any temple/ historical monument:** The Client representatives have confirmed that the Said Land or any part thereof is not falling within the vicinity of any temple, mosque, monument, religious structure or historical monument. Further, no water body, drain, underground pipes or gas pipeline is passing or abutting the Said Land or any part thereof; 3. **Permission from National Highway Authority of India:** The Client representatives have confirmed that, the same are not required to be obtained; 4. **Possession of Said Land:** The Client representatives have confirmed that the Company is in possession of Said Land and there are no encroachments/trespassers existing on the Said Land or any part thereof; 5. **Easements:** Client representatives have confirmed that there are no easement rights over the Said Land or any part thereof; 6. **Acquisition proceedings over Said Land:** The Client representatives have confirmed that there are no acquisition or requisition or road widening proceedings under the Land Acquisition Act, 1894 or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 or land ceiling laws in relation to the Said Land; 7. The Client representatives have confirmed that the Said Land or any part thereof has not been demarcated as a hilltop/ hill slope zone/ private forest/ public forest and the Said Land is not affected by any forest; 8. The Client representatives have confirmed that no notice/ order/ correspondence issued by any governmental authority/ third party has been received which may have adverse effect on approvals/ title of the Said Land; and

	9. The Client representatives have confirmed that no litigation/ arbitration is ongoing in relation to the Said Land and/ or the Company of any nature whatsoever.

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SCHEDULE A | LIST OF DOCUMENTS

S. NO.	DOCUMENT
1.	Jamabandi of the year 1989-1990
2.	Jamabandi of the year 1994-1995
3.	Jamabandi of the year 1999-2000
4.	Jamabandi of the year 2004-2005
5.	Jamabandi of the year 2009-2010
6.	Jamabandi of the year 2014-2015
7.	Jamabandi of the year 2019-2020
8.	Mutation bearing numbers 749, 750, 751, 752, 753, 1308, 1346, 1367, 1368, 1381, 1392, 1396, 1397, 1787, 1825, 1853, 1854, 2002, 2091, 2425, 2499, 2500, 2501, 2561, 2622, 2634, 2641, 2642, 2671, 2672, 2673, 2918, 2980, 2981, 2983, 3014, 3094, 3145, 3146, 3147, 3148, 3211, 3241, 3276, 3292, 3764, 4005, 4024, 4034, 4035, 4040, 4051, 4071, 4077, 4079, 4087, 4089, 4090, 4100, 4109, 4111, 4112, 4113
9.	Rapat bearing number 350 dated 16 February 2010
10.	Rapat bearing number 377 dated 25 February 2010
11.	Rapat bearing number 638 dated 14 June 2010
12.	Rapat bearing number 872 dated 25 May 2022
13.	Rapat bearing number 502 dated 18 February 2026
14.	Badar bearing number 1
15.	Badar bearing number 10
16.	Badar bearing number 11

S. NO.	DOCUMENT
17.	Badar bearing number 25
18.	Order dated 10 September 1984 passed by Assistant Collector, II Grade
19.	Order dated 25 September 2013 passed by Guardian Judge, Gurgaon in petition number 25
20.	Order dated 10 May 2022 passed in case number 143/N.T.H.
21.	Release deed bearing number 3994 dated 19 June 2001
22.	Release deed bearing number 9968 dated 22 November 2000
23.	Release deed bearing number 6959 dated 27 June 2014
24.	Release deed bearing number 12338 dated 4 August 2010
25.	Release deed bearing number 12351 dated 4 August 2010
26.	Release deed bearing number 12311 dated 4 August 2010
27.	Release deed bearing number 10932 dated 7 August 2013
28.	Release deed bearing number 10934 dated 7 August 2013
29.	Release deed bearing number 10944 dated 7 August 2013
30.	Release deed bearing number 10938 dated 7 August 2013
31.	Release deed bearing number 15241 dated 18 September 2014
32.	Release deed bearing number 3100 dated 20 June 2022
33.	Sale deed bearing number 2011 dated 23 April 2013
34.	Sale deed bearing number 3717 dated 1 July 2022
35.	Sale deed bearing number 3718 dated 1 July 2022

S. NO.	DOCUMENT
36.	Sale deed bearing number 3720 dated 1 July 2022
37.	Sale deed bearing number 7797 dated 28 September 2022
38.	Sale deed bearing number 7799 dated 28 September 2022
39.	Sale deed bearing number 7801 dated 28 September 2022
40.	Exchange deed bearing number 3277 dated 22 June 2022
41.	Exchange deed bearing number 4430 dated 15 July 2022
42.	Family settlement agreement bearing number 7071 dated 15 December 2021
43.	Family settlement agreement bearing number 7396 dated 24 December 2021
44.	Family settlement agreement bearing number 7399 dated 24 December 2021
45.	Family settlement agreement bearing number 7072 dated 15 December 2021
46.	Sale deed bearing number 7801 dated 28 September 2022
47.	ROC search report reflecting charge ID bearing number 101202720 dated 25 November 2025 in favour of DMI Housing Finance Private Limited
48.	CERSAI search report reflecting security interest ID bearing number 400098417880 dated 24 December 2025 in favour of DMI Housing Finance Private Limited
49.	Non-encumbrance certificate dated 14 July 2026 issued by Tehsildar, Harsaru

SCHEDULE B | LIMITATIONS AND ASSUMPTIONS

The scope of our review is limited by the following general parameters:

1. We have assumed the genuineness of all signatures, the authenticity of all documents/information provided to us as original, and the conformity of the copies or extracts submitted to us with that of the original documents;

2. To the extent possible, we have relied upon documents provided for diligence exercise and procured through our Local Counsel;

3. We have assumed that all signatures, dates, stamps, seals and other markings on all documents are authentic;

4. We have assumed that the documents/information provided to us in connection with any particular issue are the only documents available relating to such issue;

5. We have assumed that all documents made available to us have not been superseded by any other document not made available to us for whatever reason;

6. The purpose of this Report is to highlight areas or issues where we believe material legal risks might arise in connection with the title of the Said Land;

7. For the purposes of this Report, (i) we have not verified the Jamabandi for the year 2024–2025, as certified copies of the same are presently not being issued by the revenue authorities; and (ii) we have not verified the development license, approvals and permissions obtained in relation to development and construction over the Said Land;

8. Since valuation and physical verification of the assets are not part of our scope of work, we have not examined the value or conducted physical verification of the Said Land;

9. We have not expressed any opinion as to matters governed by any law other than the laws of the Republic of India. This Report is based on the applicable laws and regulations of the Republic of India as such laws stand at the date hereof;

10. We have taken due care for preparation of this Report, however, we, shall not be responsible, or in any way be held liable, in the event of any loss and/or damage suffered by any person on account of any statement in this Report made, relying on the documents shown to us;

11. This Report is addressed to and is solely for the benefit and use of the Client and should be read as a whole but not in bits and pieces and no other person shall, except with consent of Khaitan & Co LLP, rely on this Report or any part thereof. We shall not be liable in any manner if a third party relies on this Report with or without our consent;

12. The title due diligence has been restricted and kept limited to and is based entirely on the documents made available to us, procured through our Local Counsel and we have also relied on the responses provided by the Client representatives to our queries raised during the due diligence exercise; and

13. This Report has been prepared at the request of the Client and is not meant for any other person and is not for public distribution. Neither we, nor any persons involved in the preparation of this Report give any warranties as to the contents nor accept any contractual, tortious or other form of liability for any consequences, loss or damage which may arise as a result of any person acting upon or using the statements, information or opinions in this Report. This Report is confidential to the addressee and is not to be the subject of communication or reproduction, wholly or in part, except with our prior written permission. Neither the whole nor any part of this Report nor any reference thereto may be included in any published document, circular or statement, nor published in any way, without our prior written approval or relied upon by any third party.

ANNEXURE I: LITIGATION SEARCH REPORT

(*Attached separately*)

ANNEXURE II: ROC SEARCH REPORT

(*Attached separately*)

ANNEXURE III: CERSAI SEARCH REPORT

(*Attached separately*)