SANDEEP DHARIWAL
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To,

Date: 20.05.2026

The Partner,

Receptive Buildwell LLP

SUBJECT: LEGAL SCRUTINY REPORT IN RESPECT OF LAND ADMEASURING 18 KANAL 19 MARLA I.E. 2.36875 ACRES, COMPRISES IN KHEWAT/KHATA NO. 361/366, RECTANGLE NO. 10, FIELD NO. 19/2/1(1-7), 20/2/1(5-2), KHEWAT/KHATA NO. 473/1/478, RECTANGLE NO. 10, FIELD NO. 12/2/1(1-4), KHEWAT/KHATA NO. 47 4/1/479, RECTANGLE NO. 10 FIELD NO. 12/1/1(0-6), KHEWAT/KHATA NO. 445/450, RECTANGLE NO. 10, FIELD NO. 11(8-0), 20/1 (2-0), KHEWAT/KHATA NO. 308/312, RECTANGLE NO. 10, FIELD NO. 21/1(1-0) ALL SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE - BADHA, TEHSIL MANESAR, DISTRICT - GURUGRAM, HARYANA.

1	Name of the Person seeking opinion.	M/s Receptive Buildwell LLP
2	Name of the owner/s of the property	M/s Receptive Buildwell LLP
3	Full and detailed description of the property including the following details. (Description may be changed depending on the nature of the property and local condition. Please give description in such a way that it can be copied in loan documents/mortgage deed) a. Survey No./Khata No. etc	Land Admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, Comprises in Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4),





	b. Door/House No. in case of buildings. c. Area d. Location details like Village, Taluk, District, City, Registration sub district, State etc. e. Boundaries	Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/Khata No. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of village - Badha, Tehsil- Manesar, District - Gurugram, Haryana and which is bounded as under: East: West: North: South: (hereinafter called as subject property)
4	Particulars of documents scrutinized	

Sl. No.	Description of document	Date	Original/Photocopy of original/ Notarised copy/Sub Registrar Certified copy/ Photocopy of Notarised/ Certified copy etc.

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	For the area measuring 1.25 Acres (i.e 10 Kanal)		
1.	Jamabandi for the Year 1992 to 1993 whereby **Sh. Rameshwar and Sh. Ratanpal sons of Sh. Malkhan Singh** were the recorded owners of the Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 1992 to 1993	Photocopy
2.	Jamabandi for the Year 1997 to 1998 whereby **Sh. Rameshwar and Sh. Ratanpal sons of Sh. Malkhan Singh** were the recorded owners of the Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 1997 to 1998	Photocopy
3.	Jamabandi for the Year 2002 -2003 wherein Smt. Kamla Devi (wife), Sh. Vijay singh (Son), Sh. Birpal (Son), Sh. Ajit (Son) and Birvati (Daughter) mutated their names	Year 2002-2003	Photocopy
4.	Smt. Kamla Devi (wife), Sh. Vijay Singh (Son). Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names in the Mutation bearing no. 1703 and approved on	Dated 03.06.2000	Photocopy

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	03.06.2000.		
5.	Mutation bearing no. 1846 and approved on 24.06.2005 be the Tehsildar wherein Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names.	Dated 24.06.2005	Photocopy
6.	Jamabandi for the Year 2007-08 whereby **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of Sh. Malkhan Singh** are the recorded owners of the said land (Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 2007-2008	Photocopy
7.	Sale Deed bearing no. 2827 dated 03.03.2011 executed by **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of Sh. Malkhan Singh** in favour of **M/s Orris Motels Pvt. Ltd. and** **M/s Merlin Land and Housing Pvt. Ltd.** in respect of the 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1, (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres).	Dated 03.03.2011	Photocopy

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8.	Sale Deed bearing no. 2827 dated 03.03.2011 has been recorded in the Mutation no. 2616 dated 08.06.2011 by Tehsildar.	Dated 08.06.2011	Photocopy
9.	Jamabandi for the Year 2012-2013 wherein **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** are the recorded owner of the land measuring 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 2012-2013	Photocopy
10.	Jamabandi for the Year 2017-2078 wherein **M/s Orris Motels Pvt. Ltd. and** **M/s Merlin Land and Housing Pvt. Ltd.** are the recorded owner of the land measuring 73 Kanal 15 Maria including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0	Year 2017-2018	Photocopy

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	Marla (i.e. 1..25 Acres)		
	For the area measuring 0.80625 Acres (i.e 6 Kanal 9 Marla)		
11.	Jamabandi for the Year 1992 to 1993 wherein **Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the recorded owners of the Khewat/ Khata No.361/366, Rectangle No. 10, Field No.19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e.0.80625 Acres)	Year 1992 to 1993	Photocopy
12.	Jamabandi for the Year 1997-1.998 wherein **Sh. Dilip Singh Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the recorded owners of the Khewat/Khata No. 36L/366, Rectangle No. 10, Field No.19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres)	Year 1997- to 1998	Photocopy
13.	Jamabandi for the Year 2002-2003 wherein **Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the	Year 2002-2003	Photocopy

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	recorded owners of the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1,(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres)		
14.	Mutation bearing no. 1857 dated 16.08.2005 whereby **Sh. Meer Singh and Sh. Virender Singh** got his name mutation in respect of Sale Deed bearing no. 3757 dated 16.05.2005 executed by **Sh. Ganpat son of Sh. Salhedi Singh** in favour of **Sh. Meer Singh and Sh. Virender Singh** in respect of 1/4th Land measuring 30 Kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19 /2/1(1-7), 20 /2/1(5- 2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres).	Dated 16.08.2005	Photocopy
15.	Mutation bearing no. 2114 dated 11.12.2006 whereby **Sh. Azad Singh S/o Raja Ram** got his name mutated in respect of Sale Deed bearing no. 3947 dated 21.05.2006 executed by **Sh. Meer Singh and Sh. Virender Singh** in favour of **Sh. Azad Singh S/o Raja Ram** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-	Dated 11.12.2006	Photocopy

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		7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres).		
	16.	Mutation bearing no. 2299 dated 14.09.2008 whereby **M/s Salmon Land and Housing Pvt. Ltd.** got his name mutated in respect of Sale Deed bearing no. 16756 dated 15.01.2007 executed by **Sh. Azad Singh S/o Raja Ram** Sale Deed bearing no. 16756 dated 15.01.2007 in favour of **M/s Salmon Land and Housing Pvt. Ltd.** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1,(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) and **M/s Salmon Land and Housing Pvt. Ltd.** got its name mutated in their names vide. (1/4th of 30 Kanal is 7 Kanal 10 Marla)	Dated 14.09.2008	Photocopy
	17.	Jamabandi for the Year 2007-2008 whereby M/s Salmon Land and Housing Pvt. Ltd. is the owner of the said land in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1,(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) - (1/4th of 30 Kanal is 7	Year 2007-2008	Photocopy

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	Kanal 10 Marla).		
18.	Mutation No. 2465 through Partition dated 10.05.2010 by virtue of order dated 16.12.2009 passed by Hon'ble Court of Tehsildar/Sub-Collector, Gurugram, Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7) has mutated in the name of **M/s Salmon Land and Housing Pvt. Ltd.** and 2017-2018.	Dated 10.05.2010	Photocopy
19.	Jamabandi no. 332 for the Year 2012-2013 whereby **M/s Salmon Land and Housing Pvt. Ltd.** becomes recorded owner of Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7).	Year 2012-2013	Photocopy
20.	Jamabandi no. 332 for the Year 2017-2018 whereby **M/s Salmon Land and Housing Pvt. Ltd.** becomes recorded owner of Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7).	Year 2017-2018	Photocopy
21.	Mutation no. 2785 dated 03.04.2012 wherein HUDA acquired Land Measuring Rectangle No. 10, Field No. 19/2/2(0-16), 20/2/2(0-5) out of Rectangle No. 10 Field No. 19/2(2-3),	Dated 03.04.2012	Photocopy

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		20/2(5-7), under Land Acquisition Act for making of Sector Road. Thus, the remaining land left is Rectangle No. 10, Field No, 19/2/1 (1-7), 20/2/1(5-2).		
		For the area measuring 0.1875 Acres (1 Kanal 10 Marla):		
	22.	Jamabandi for the Year 1992 to 1993 Year 1992 wherein **Sh. Sonath, Sh. Banwari Lal, Sh. Ratiram all sons of Sh. Ram Swaroop** were the recorded owners of the Field no. 12 (9-9) including Khewat/Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4), Khewat/ Khata No. 474/1/479, Rectangle No. 10, Field No. 12/1/1(0-6) i.e. area measuring 0.1875 Acres (1 Kanal 10 Marla)	Year 1992 to 1993	Photocopy
	23.	Jamabandi for the Year 1997-1998 wherein **Sh. Sonath, Sh. Banwari Lal, 1998 Sh. Ratiram all sons of Sh. Ram Swaroop** were the recorded owners of the Field no. 12 (9-9) including Khewat/Khata No.473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4), Khewat/ Khata No.474/1/479, Rectangle No. 10, Field No. 12/1/1 (0-6) i.e. area measuring 0.1875 Acres (1 Kanal 10 Marla)	Year 1997-to 1998	Photocopy

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24.	Mutation No. 1664 dated 09.02.1999 wherein after the death of **Sh. Sonath son of Sh. Ram Swaroop** his Legal Heir namely Smt. Santra Devi (Wife), Sh. Jaswant Singh (Son), Sh. Balwant (Son), Sh- Ramesh (Son), Sh. Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter) names were mutated.	Dated 09.02.1999	Photocopy
25.	Legal Heirs of **Sh. Sonath son of Sh. Ram Swaroop** become the owners of his share as per Jamabandi for the year 2002 -2003.	Year 2002-2003	Photocopy
26.	Mutated vide Mutation no. 2015 dated 21.06.2006 wherein **Sh. Mahipal S/o Sh. Mangtu Ram** got his name mutated in respect of Sale Deed bearing vasika no. 3040 dated 08.05.2006 executed by **Smt. Santra Devi (Wife), Sh. Jaswant Singh (Son), Sh. Balwant (Son), Sh. Ramesh (Son), Sh.- Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter)** thereby sold the 1/ 3rd Share of the **Sh. Sonath son of Sh. Ram Swaroop to Sh. Mahipal S/o Sh. Mangtu Ram** which is duly registered in the office of Sub-Registrar, Haryana.	Dated 21.06.2006	Photocopy
27.	Mutation no. 2300 dated 14.03.2008 whereby **M/s Salmon Land and Housing Pvt. Ltd.** got his name	Dated 14.03.2008	Photocopy

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	mutated in respect of Sale Deed bearing no. **16759 dated 15.11.2007** executed by **Sh. Mahipal S/o Sh. Mangtu Ram** thereby sold the said Land to **M/s Salmon Land and Housing Pvt. Ltd.**		
28.	Mutation number 1755 dated 04.10.2002 wherein **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lal** got his name mutated in respect of order dated 05.03.1999 passed by Hon'ble Court of Ld. ADJ, Gurugram in respect of 1/3rd Share of **Sh. Banwari Lal son of Sh. Ram Swaroop** which has been transferred in the name of **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lai.**	Dated 04.10.2002	Photocopy
29.	Mutation no. 1747/1 dated 13.02.2002 where after the death of Rati Ram S/o Sh. Ram Swaroop, **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi (Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** got their names mutated.	Dated 13.02.2002	Photocopy
30.	Mutation No. 2374 dated 17.10.2008 wherein **M/s Salmon Land and Housing Pvt. Ltd. and Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh**	Dated 17.10.2008	Photocopy

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		Devi (Daughter), Smt. Chameli Devi (Widow) got their names mutated in respect of Partition of the said land through Order dated 15.09.2008 passed by Court of Tehsildar/Sub-Collector, Gurgaon. Thus, **M/s Salmon Land and Housing Pvt. Ltd.** got the Land measuring 4 Kanal and I8 Marla (in rectangle no. 10 Field no. 12/2) in the said land and **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** Land measuring 4 Kanal and Il Marla in the said land and **M/s Salmon Land and Housing Pvt. Ltd. and Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow).**		
	31.	Jamabandi for the year 2007-2008 wherein Mutation No. 2374 dated 17.10.2008 was added.	Year 2007-2008	Photocopy
	32.	Sale Deed bearing no. 2901 dated 06.02.2012 executed by **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** thereby sold the Land measuring 4 Kanal and 11 Marla(in rectangle no. 10 Field no. 12/1) in the said land to **M/s Ora Land and Housing Pvt. Ltd.** which is duly registered in the office of Sub	Dated 06.02.2012	Photocopy

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	Registrar, Manesar, Haryana.		
33.	Mutation bearing no. 2732 dated 12.03.2012 whereby **M/s Ora Land and Housing Pvt. Ltd.** mutated its name in respect of the Sale Deed bearing no. 2901 dated 06.02.2012.	Dated 12.03.2012	Photocopy
34.	Jamabandi for the year 2012-2013 in respect of Land measuring 4 Kanal and 11 Marla(in rectangle no. 10 Field no. 12/1) owned by **M/s Ora Land and Housing Pvt. Ltd.**	Year 2012-2013	Photocopy
35.	Jamabandi for the year 2017-2018 in respect of Land measuring 4 Kanal and 11 Marla (in rectangle no. 10 Field no. 12/1) owned by **M/s Ora Land and Housing Pvt. Ltd.**	Year 2017-2018	Photocopy
36.	Jamabandi for the year 2017-2018 in respect of Land measuring 4 Kanal and 18 Marla (in rectangle no. 10 Field no. 12/1) owned by **M/s Salmon Land and Housing Pvt. Ltd.**	Year 2017-2018	Photocopy
	For Area measuring 0.125 Acres (1 Kanal)		
37.	Jamabandi for the Year 1992 to 1997 whereby **Smt. Chander Wati W/o Sh. Parlhad, Sh. Anagpal Singh S/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar S/o Sh. Parlhad** were the recorded owners of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle	Dated 29.04.1994	Photocopy

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	no. 10, Field No. 21/1(1-0).		
38.	Mutation No. 1463 dated 29.04.1994 whereby **Sh. Daya Ram S/o Sh. Harkaran** mutated his name in respect of Sale Deed bearing no. 7964 dated 23.12.1993 executed by **Sh. Anagpal Singh S/o Sh. Parlhad** thereby sold his 1/4th Share out of land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Daya Ram S/o Sh. Harkaran.**	Dated 29.04.1994	Photocopy
39.	Mutation bearing no. 1773 dated 07.05.2003 whereby **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** in respect of Sale Deed bearing 2426 dated 20.05.2002 executed by **Smt. Chander Wati W/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar S/o Sh. Parlhad** thereby sold their 3/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share).**	Dated 07.05.2003	Photocopy
40.	Jamabandi for the year 1997-1998 whereby **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16**	Year 1997-1998	Photocopy

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	Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share) are the recorded owners Of the said land.		
41.	Jamabandi for the year 2002 to 2003 whereby **Sh. Daya Ram S/o Sh. Harkaran, Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** were the recorded owner of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0).	Year 2002-2003	Photocopy
42.	Mutation bearing no. 1961 dated 28.02.2006 whereby **M/s Fortune Land and Housing Pvt. Ltd.** got its name mutated in respect of Sale Deed bearing 20369 dated 22.12.2005 executed by **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** thereby sold their 3/411' Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. I Kana!) to M/S Fortune Land and Housing Pvt. Ltd. in Rectangle no. meld Y:o, 21/1(1-0) vide Sale Deed bearing 20369 dated 22.122005.	Dated 28.02.2006	Photocopy
43.	Mutation bearing no. 2212 dated 25.08.2007 whereby **M/s Elegant land and housing Pvt. Ltd.** mutated its name in respect of Sale Deed bearing 3558 dated 12.05.2006 executed by **Sh. Daya Ram S/o Sh. Harkaran** thereby	Dated 25.08.2007	Photocopy

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	sold his 1/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) to **M/s Elegant land and housing Pvt. Ltd.** in Rectangle no. 10, Field No. 21/1(1-0) vide Sale Deed bearing 3558 dated 12.05.2006.		
44.	As per Jamabandi for the year 2007-2008 wherein the owners of the said land are **M/s Elegant land and housing Pvt. Ltd. and M/s Fortune Land and Housing Pvt. Ltd. and Sh. Naresh Kumar S/o Sha Ratan Singh** wherein the name of **Sh. Naresh Kumar S/o Sh. Ratan Singh** were wrongly admitted/ mentioned which have been removed vide Badar No. 4 dated 22.01.2020.	Year 2007-2008	Photocopy
45.	Mutation No. 2785 dated 03.04.2012 whereby in Rectangle no. 10, Field No. 21/2(7-0) i.e. 7 Kanal have been acquired by Haryana Urban Development Authority (HUDA).	Dated 03.04.2012	Photocopy
46.	Jamabandi for the year 2012 to 2013 wherein **M/s Elegant land and housing Pvt. Ltd. and M/s Fortune Land and Housing Pvt. Ltd.** left with 1 kanal i.e. Rectangle no. 10, Field No. 21/1(1-0).	Year 2012 to 2013	Photocopy
47.	Jamabandi for the year 2017-2018 wherein **M/s Elegant land and housing Pvt. Ltd. (1/4th Share) and M/s Fortune Land and Housing Pvt. Ltd. (3/4th Share) and Sh. Naresh Kumar S/o Sh. Rattan Singh** (Sh. Naresh Kumar name is Wrongly	Year 2017-2018	Photocopy

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	added- which has been rectified vide badar no. 4) are the recorded owners of the Rectangle no. 10, Field No. 21/1(1-0).		
48.	Sale Deed bearing no. 4997 dated 24.12.2020 executed by **M/s Salmon Land and Housing Pvt. Ltd., M/s Ora Land and Housing Pvt. Ltd., M/s Orris Motels Pvt. Ltd., M/s Merlin Land and Housing Pvt. Ltd., M/s Fortune Land and Housing Pvt. Ltd. and M/s Elegant land and housing Pvt. Ltd.** in favour of M/s Receptive Buildwell LLP in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7),20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479. Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1(2-0), Khewat/Khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village -Badha, Tehsil -Manesar, District - Gurugram, Haryana.	Dated 24.12.2020	Photocopy
49.	Mutation no. 3393 dated 29.12.2020 whereby **M/s Receptive Buildwell LLP** mutated its name in respect of Sale Deed bearing no. 4997 dated 24.12.2020 executed by **M/s Salmon Land and Housing Pvt. Ltd., M/s Ora**	Dated 29.12.2020	Photocopy

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		Land and Housing Pvt. Ltd., **M/s Orris Motels Pvt. Ltd., M/s Merlin Land and Housing Pvt. Ltd., M/s Fortune Land and Housing Pvt. Ltd. and M/s Elegant land and housing Pvt. Ltd.** in favour of M/s Receptive Buildwell LLP in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No, 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/Khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village-Badha, Tehsil – Manesar, District - Gurugram, Haryana.		
	50.	Jamabandi for the Year 2022-2023, **M/s Receptive Buildwell LLP** is the recorded owner of the Land admeasuring 18 Kanai 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450,	Year 2022-2023	Photocopy

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		Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village – Badha, Tehsil – Manesar. District-Gurugram, Haryana.		
	51.	License bearing no. 48 of 2022 dated 18.04.2022 issued by Director, Town and Country Planning, Chandigarh in favour of **M/s Receptive Buildwell LLP** in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises Khewat/Khata No.361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village Badha, Tehsil-Manesar, District -Gurugram, Haryana.	Dated 18.04.2022	Photocopy
5	Tracing of title of property- It is expected that the title deed is traced for a period up to 30 years. Please discuss chain of title systematically referring to each document in the chain.		On perusal of documents, it has been revealed that M/s Receptive Buildweil LLP is the owner of the Land admeasuring I8 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/Khata No. 361/366, Rectangle	

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		No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village - Badha, Tehsil – Manesar, District – Gurugram, Haryana in the following manner: **<u>For the area measuring 1.25 Acres (i.e. 10 Kanal):</u>** As per search conducted from 1994, as per Jamabandi for the Year 1992 to 1993 and as per Jamabandi for the Year 1997 to 1998, **Sh. Rameshwar and Sh. Ratanpal sons of Sh. Malkhan Singh** were the recorded owners of the Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres). Thereafter, **Sh. Rameshwar son of Sh. Malkhan Singh** died on 17.09.1999 and his Legal Heir namely Smt. Kamla Devi (wife), Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names in the Mutation bearing no. 1703 and approved on 03.06.2000 by the Tehsildar in the

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		Jamabandi for the Year 2002-2003. Thereafter, Smt. Kamla Devi (wife) died on 05.09.2003 and her legal heirs namely Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names in the Mutation bearing no. 1846 and approved on 24.06.2005 by the Tehsildar. Thus, as per Jamabandi for the Year 2007-08, **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of Sh. Malkhan Singh** are the recorded owners of the said land (Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres). Thereafter, **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of She Malkhan Singh** executed Sale Deed bearing no. 2827 dated 03.03.2011 in favour of **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** in respect of the 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres) which has been recorded in the Mutation no.2616 dated 08.06.2011 by Tehsildar. Thus, as per Jamabandi for the Year 2012-2013 and

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		2017-2018, **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** are the recorded owner of the land measuring 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres). Thereafter, **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** sold land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11 (8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres) in favour of **M/s Receptive Buildwell LLP** by virtue of Sale Deed bearing no. 4997 dated 24.12.2020, duly registered in the office of Sub-Registrar, Manesar, Haryana. And **M/s Receptive Buildwell LLP** got its Name mutated in the Mutation no. 3393 dated 29.12.2020. Thus, **M/s Receptive Buildwell LLP** is the recorded owner vide Jamabandi for the Year 2022-2023 for land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No, 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and O Marla (i.e. 1.25 Acres). **<u>For the area measuring 0.80625 Acres (6 Kanal 9 Marla):</u>**

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		As per search conducted from 1994, as per Jamabandi for the Year 1992 to 1993 and 1997-1998 and 2002-2003, **Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the recorded owners of the Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1 (5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres). Thereafter, **Sh. Ganpat son of Sh. Salhedi Singh** executed Sale Deed bearing no. 3757 dated 16.05.2005 in favour of **Sh. Meer Singh and Sh. Virender Singh** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) and **Sh. Meer Singh and Sh. Virender Singh** got their names mutated in their names vide mutation bearing no. 1857 dated 16.08.2005. Thereafter, **Sh. Meer Singh and Sh. Virender Singh** executed Sale Deed bearing no. 3947 dated 21.05.2006 in favour of **Sh. Azad Singh S/o Raja Ram** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field

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		No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) and **Sh. Azad Singh S/o Raja Ram** got their names mutated in their names vide mutation bearing no. 2114 dated 11.12.2006. (1/4th of 30 Kanal is 7 Kanal 10 Marla). Thereafter, **Sh. Azad Singh S/o Raja Ram** executed Sale Deed bearing no. 16756 dated 15.01.2007 in favour of **M/s Salmon Land and Housing Pvt. Ltd.** in respect of 1/4th Land measuring 30 kanal including the Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) and **M/s Salmon Land and Housing Pvt. Ltd.** got its name mutated in their names vide mutation bearing no. 2299 dated 14.09.2008 and Also as per Jamabandi for the year 2007-2008 M/s Salmon Land and Housing Pvt. Ltd. is the owner of the said land 1/4th of 30 Kanal is 7 Kanal 10 Marla). 'Thereafter, vide Mutation No. 2465 through Partition dated 10.05.2010 by virtue of order dated 16.12.2009 passed by Hon'ble Court of Tehsildar/Sub-Collector, Gurugram, Land measuring 7 Kanal 10 Marla (Rectangle No. 10,

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		Field No, 19/2(2-3), 20/2(5-7) has been mutated in the name of **M/s Salmon Land and Housing Pvt. Ltd.**. Thus, **M/s Salmon Land and Housing Pvt. Ltd.** becomes recorded owner of Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7) vide Jamabandi no. 332 for the Year 2012-2013 and 2017-2018. Thereafter, HUDA acquired Land Measuring Rectangle No. 10, Field No. 19/2/2(0-16), 20/2/2(0-5) out of Rectangle No. 10. Field No. 19/2(2-3), 20/2(5-7), under Land Acquisition Act for making of Sector Road vide Mutation no. 2785 dated 03.04.2012. Thus, the remaining land left is Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2). Thereafter, **M/s Salmon Land and Housing Pvt. Ltd.** sold the Land measuring 6 Kanal 9 Marla i.e. 0.80625 Acres. (Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2)) to **M/s Receptive Buildwell LLP** by virtue of Sale Deed bearing no. 4997 dated 24.12.2020, duly registered in the office of Sub-Registrar, Manesar, Haryana And **M/s Receptive Buildwell LLP** got its Name mutated in the Mutation no. 3393 dated 29.12.2020. Thus, **M/s Receptive Buildwell LLP** is the

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		recorded owner vide Jamabandi for the Year 2022-2023 for land in Land measuring 6 Kanal 9 Marla i.e. 0.80625 Acres. (Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2). **<u>For the area measuring 0.1875 Acres (1 Kanal 10 Marla);</u>** As per search conducted from 1994, as per Jamabandi for the Year 1992 to 1993 and 1997-1998, **Sh. Sonath, Sh. Banwari Lal, Sh. Ratiram all sons of Sh. Ram Swaroop** were the recorded owners of the Field no. 12 (9-9) including Khewat/Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4), Khewat/Khata No. 474/1/479, Rectangle No. 10, Field No. 12/1/1(0-6) i.e. area measuring 0.1875 Acres (1 Kanal 10 Marla). Thereafter, **Sh. Sonath son of Sh. Ram Swaroop** died and his Legal Heir namely Smt. Santra Devi (Wife), Sh. Jaswant Singh (Son), Sh. Balwant (Son), Sh. Ramesh (Son), Sh. Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter) got their names mutated in the Mutation No. 1664 dated 09.02.1999 and They become the owner of the Share of the **Sh.**

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		Sonath son of Sh. Ram Swaroop as per Jamabandi for the year 2002-2003. Thereafter, **Smt. Santra Devi (Wife), Sh- Jaswant Singh (Son), Sh. Balwant (Son), Sh. Ramesh (Son), Sh. Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter)** sold the 1/3rd Share of the **Sh. Sonath son of Sh. Ram Swaroop** to **Sh. Mahipal S/o Sh. Mangtu Ram,** vide Sale Deed bearing vasika no. 3040 dated 08.05.2006 duly registered in the office of Sub-Registrar, Haryana and **Sh. Mahipal S/o Sh. Mangtu Ram** got his name mutated vide Mutation no. 2015 dated 21.06.2006. Thereafter, **Sh. Mahipal S/o Sh. Mangtu Ram** sold the said Land to **M/s Salmon Land and Housing Pvt. Ltd.** vide Sale Deed bearing no. 16759 dated 15.11.2007 and **M/s Salmon Land and Housing Pvt. Ltd.** got his name mutated vide Mutation no. 2300 dated 14.03.2008. **Now Sh. Banwari Lal son of Sh. Ram Swaroop** Thereafter, 1/3rd Share of **Sh. Banwari Lal son of Sh. Ram Swaroop** has been transferred in the name of **Sh. Puran Singh and She Ashok Kumar both sons of Sh. Banwari Lal** vide order dated 05.03.1999 passed by Hon'ble Court of Ld. ADJ, Gurugram and **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lal** got their name mutated vide mutation number 1755 dated 04.10.2002.

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		Thereafter, **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lal** sold the 1/3rd of said land to **Sh. Mahipal S/o Sh. Mangtu Ram,** vide Sale Deed bearing vasika no. 3040 dated 08.05.2006 duly registered in the office of Sub-Registrar, Haryana and **Sh. Mahipal S/o Sh. Mangtu Ram** got his name mutated vide Mutation no. 2015 dated 21.06.2006. Thereafter, **Sh. Mahipal S/o Sh. Mangtu Ram** sold the said land to **M/s Salmon Land and Housing Pvt. Ltd.** vide Sale Deed bearing no. 16759 dated 15.11.2007 and **M/s Salmon Land and Housing Pvt. Ltd.** got his name mutated vide Mutation no. 2300 dated 14.03.2008. Now, **M/s Salmon Land and Housing Pvt. Ltd.** became the 2/3rd owner of the said Land. **<u>Now, 1/3rd Share of Rati Ram S/o Sh. Ram Swaroop:</u>** That Rati Ram S/o Sh. Ram Swaroop expired on 09.10.1999 and his legal heirs namely **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt, Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** mutated theirs names vide Mutation no. 1747/1 dated 13.02.2002. Now the 2/3rd Owner of the said land is **M/s Salmon Land and Housing Pvt.**

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		Ltd. and 1/3rd Owner of the said land is **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow).** Thereafter, **M/s Salmon Land and Housing Pvt. Ltd. and Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** Partitioned the said land through Order dated 15.09.2008 passed by Court of Tehsildar/Sub-Collector, Gurgaon. Thus, **M/s Salmon Land and Housing Pvt. Ltd.** got the Land measuring 4 kanal and 18 Marla(in rectangle no, 10 Field no, 12/2) in the said land and **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati** (Daughter), Smt. Vidya Devi **((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** Land measuring 4 Kanal and 11 Marla in the said land and **M/s Salmon Land and Housing Pvt. Ltd. and Sh. Anil Kumar (Son), She Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** got their names mutated in respect of above partition vide Mutation No. 2374 dated 17.10.2008 and vide Jamabandi for the year 2007-2008. Thereafter, **Sh. Anil Kumar (Son), Sh.**





		Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow) sold the Land measuring 4 Kanal and 11 Marla(in rectangle no. 10 Field no. 12/1) in the said land to **M/s Ora Land and Housing Pvt. Ltd.** vide Sale Deed bearing no. 2901 dated 06.02.2012, duly registered in the Office of Sub Registrar, Manesar, Haryana and **M/s Ora Land and Housing Pvt. Ltd.** mutated its name vide Mutation bearing no. 2732 dated 12.03.2012 and **M/s Ora Land and Housing Pvt. Ltd.** become the owner of the said land vide Jamabandi for the year 2012-2013. Now, **M/s Salmon Land and Housing Pvt. Ltd.** sold 1 kanal 4 Marla out the Land measuring 4 Kanal and 18 Marla (in rectangle no. 10 Field no. 12/2/1) to **M/s Receptive Buildwell LLP** by virtue of Sale Deed bearing no. 4997 dated 24.12.2020, duly registered in the office of Sub-Registrar, Manesar, Haryana and M/s Receptive Buildwell LLP got its Name mutated in the Mutation no. 3393 dated 29.12.2020. Thus, **M/s Receptive Buildwell LLP** is the recorded owner vide Jamabandi for the Year 2022-2023. Thereafter, **M/s Ora Land and Housing Pvt. Ltd.** sold 0 Kanal 6 Marla out the Land measuring 4 Kanal and 11 Marla (in rectangle no. 10 Field no. 12/1/1) to **M/s Receptive Buildwell LLP** by virtue of Sale Deed bearing no. 4997 dated 24.12.2020, duly registered in the office of Sub-Registrar Manesar,

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		Haryana And **M/s Receptive Buildwell LLP** got its Name mutated in the Mutation no. 3393 dated 29.12.2020. Thus, **M/s Receptive Buildwell LLP** is the recorded owner vide Jamabandi for the Year 2022-2023. Thus, **M/s Receptive Buildwell LLP** become the owner of 1 Kanal 10 Marla. **<u>For the area measuring 0.125 Acres (1 Kanal):</u>** That **Smt. Chander Wati W/o Sh. Parlhad, Sh. Anagpal Singh S/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar S/o Sh. Parlhad** were the recorded owners of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) as per Jamabandi for the Year 1992 to 1997. Thereafter, **Sh. Anagpal Singh S/o Sh. Parlhad** sold his 1/4th Share out of land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Daya Ram S/o Sh. Harkaran** vide Sale Deed bearing no. 7964 dated 23.12.1993 which has been mutated in the Mutation No. 1463 dated 29.04.1994. Thereafter, **Smt. Chander Wati W/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar S/o Sh. Parlhad** sold their 3/4th Share in land

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		area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** vide Sale Deed bearing 2426 dated 20.05.2002 which have been mutated in their names in Mutation bearing no. 1773 dated 07.05.2003 and as per Jamabandi for the year 1997-1998. Thus, as per jamabandi for the year 2002 to 2003, **Sh. Daya Ram S/o Sh. Harkaran, Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh, Rattan Lal (3/8 Share)** were the recorded owner of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1 (1-0). Thereafter, **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** sold their 3/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) to **M/s Fortune Land and Housing Pvt. Ltd.** in Rectangle no, 10, Field No. 21/1(1-0) to vide Sale Deed bearing 20369 dated 22.12.2005

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		which have been mutated in their names in Mutation bearing no. 1961 dated 28.02.2006. Thereafter, **Sh. Daya Ram S/o Sh. Harkaran** sold their 1/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) to **M/s Elegant land and housing Pvt. Ltd.** in Rectangle no. 10, Field No. 21/1 (1-0) to vide Sale Deed bearing 3558 dated 12.05.2006 which have been mutated in their names in Mutation bearing no. 2212 dated 25.08.2007. Thereafter, As per Jamabandi for the year 2007-2008, owners are **M/s Elegant land and housing Pvt. Ltd. and M/s Fortune Land and Housing Pvt. Ltd. and Sh. Naresh Kumar S/o Sh. Ratan Singh** wherein the name of **Sh. Naresh Kumar S/o Sh. Ratan Singh** were wrongly admitted/mentioned which have been removed vide Badar No. 4 dated 22.01.2020. Moreover, As per Jamabandi for the year 2007-2008, the Land in Rectangle no. 10, Field No. 21/2(7-0) i.e. 7 Kanal have been acquired by Haryana Urban Development Authority (HUDA) vide Mutation No. 2785 dated 03.04.2012.

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		Thus, **M/s Elegant land and housing Pvt. Ltd. and M/s Fortune Land and Housing Pvt. Ltd.** left with 1 kanal i.e. Rectangle no. 10, Field No. 21/1(1-0) as per jamabandi for the year 2012 to 2013. Thereafter, As per Jamabandi for the year 2017-2018 **M/s Elegant land and housing Pvt. Ltd, (1/4th Share) and M/s Fortune Land and Housing Pvt. Ltd. (3/4th Share) and Sh. Naresh Kumar S/o Sh. Rattan Singh** (Sh. Naresh Kumar name is Wrongly added- which has been rectified vide badar no. 4) are the recorded owners of the Rectangle no. 10, Field No. 21/1(1-0). Thereafter, **M/s Elegant land and housing Pvt. Ltd. (1/4th Share) and M/s Fortune Land and Housing Pvt. Ltd. (3/4th Share)** sold 1 kanal i.e. Rectangle no. 10, Field No. 21/1(1-0) to **M/s Receptive Buildwell LLP** by virtue of Sale Deed bearing no. 4997 dated 24.12.2020, duly registered in the Office of Sub-Registrar, Manesar, Haryana And **M/s Receptive Buildwell LLP** got its Name mutated in the Mutation no. 3393 dated 29.12.2020. Thus, **M/s Receptive Buildwell LLP** is the recorded owner vide Jamabandi for the Year 2022-2023.

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		Thus, **M/s Receptive Buildwell LLP** is the owner of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/Khata No. 361/366, Rectangle No. 10, Field No-19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village - Badha, Tehsil-Manesar, District-Gurugram, Haryana, by virtue of sale Deed bearing no. 4997 dated 24.12.2020 executed **M/s Salmon Land and Housing Pvt. Ltd., M/s Ora Land and Housing Pvt. Ltd., M/s Orris Motels Pvt. Ltd., M/s Merlin Land and Housing Pvt. Ltd., M/s Fortune Land and Housing Pvt. Ltd. and M/s Elegant land and housing Pvt. Ltd.** in favour of **M/s Receptive Buildwell LLP** and Mutation no. 3393 dated 29.12.2020 and as per Jamabandi for the Year 2022-2023. Thereafter, **M/s Receptive Buildwell LLP** obtained the License bearing no. 48 of 2022 dated 18.04.2022 from Director, Town and Country Planning, Chandigarh in respect of Land

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		admeasuring 18 Kanal 19 Marla i.e. 236875 Acres, comprises in Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village - Badha, Tehsil- Manesar, District- Gurugram, Haryana, for setting Commercial Colony on the said land.

6.	Extent of ownership- Please discuss whether entitlement to property is on full ownership basis or limited ownership basis. For eg: leasehold rights, tenancy rights, occupancy rights etc. What are the implications of limitation? Please discuss about the permissions etc. needed for mortgage in case of lease hold/tenancy/ occupancy rights etc.	Freehold Rights
7.	In case the property proposed to be mortgaged belongs to special constitution/ special legal entities listed below, please discuss about the requirements including the ones given below. 1) Company: i) Compliance with the provisions of Companies Act 2013 and in particular Section 186.	**M/s Receptive Buildwell LLP**

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	ii) Compliance with the object clause in the Memorandum of Association. iii) Compliance with the borrowing powers/ power to give property as security in the Memorandum of Association/article of Association. iv) Necessary resolutions. 2) Trust/Society/ Partnership Firm: i) Compliance with the applicable law relating to the trust/ Society/Partnership firm. ii)Borrowing powers/ power to give property as security under the applicable trust law and also under the trust deed/ Society By-Laws/ Partnership deed and its applicable laws. iii)Necessary resolution.	
8.	Minor's interest- a. Have you considered whether the title scrutinized includes minor's rights? If so how bank's interest can be safeguarded fully?	**No**
9.	Whether there are any restrictions under State/ local law, custom or otherwise for mortgaging the property in favor of Bank. For eg: In Karnataka agricultural property cannot be mortgaged for non-agricultural loans. Please discuss in detail.	No
10.	Whether the location of the property is subject to any legal restriction or restriction regarding its transferability or use. For eg: Coastal Zone regulation. If specific orders are needed for use of the property for the intended purpose for example industrial	No

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	use etc., please discuss about the same.	
11.	Whether the location of the property is subject to any legal restriction or restriction regarding its transfer or use under town planning or similar laws. For eg: property in greenbelt area, residential zone etc.	No
12	(a) Whether the location of the property or part of it is falling under land -demarcated as lake or master drain (Raja Kaluve) or buffer zone etc. (b) Whether the location of the property is nearby to the land demarcated as lake or master drain (Raja Kaluve) or buffer zone etc. (c) The fact is confirmed after verifying records maintained with Authority concerned.	No No Yes
13	Whether property/ development of site/ Project is in National Monuments Authority's prohibited/regulated Area? If yes, (a) Furnish details in brief. (b) Whether permission/No Objection Certificate (NOC) obtained from National Monuments Authority before construction or renovation of structure? (c) Details of Permission such as Authority who has given permission/ NOC, reference date and validity, if any	No
14	Whether there is any indication in the documents to show that the property is under acquisition proceedings under Land Acquisition Act. Similarly, whether by usual exposure to local affairs, the Advocate suspects that the property is under acquisition proceedings or is likely to be acquired	No

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	soon under Land Acquisition Act. Please discuss in detail.	
15	Whether there is any indication in the document (for eg: a document is marked as 'an Exhibit' in Court proceedings) that the property is subject to any litigation, Similarly, whether by usual exposure to cases in local Courts, Advocate suspects that the property is subject to any litigation. Please discuss in detail.	No
16	Please discuss about the recognition of the ownership/ possession by the Revenue, Municipal or other authorities concerned by reference to RTC, Khata etc.	The. Ownership of the subject property is with the **M/s Receptive Buildwell LLP.**
17	Please discuss about approval of building plan, building license, completion certificate, occupancy certificate and such other documents to ensure that the building is in compliance with the relevant laws,	Revised Building Plans are sanction by Chief Town Planner, DTCP, Haryana vide memo No. ZP-2006/SD(RD)/2026/16129 Dated 08/05/2026
18	Please discuss about up to date payment of outgoings of the property like land revenue, property tax etc., with reference to the related receipts.	N.A. as Property in question is vacant land.
19	Whether documents indicate that the owner is in the occupation of the property. If the property is tenanted, details of tenancy may be discussed. Are there any indications in the documents to show that somebody else than the owner is in the possession of the property. If yes, please discuss in detail.	Owner is in occupation of property

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20	Please discuss about the Encumbrance and Registered transactions concerning the property with reference to Encumbrance certificate, search reports etc., for minimum period of 13 completed years.	I have searched in the Office Of Sub Registrar, Gurgaon on 20.05.2026 and in the office of Sub Registrar, Manesar on 20.05.2026 for inspection of title deeds for the period 01.01.1996 to 20.05.2026 and I found that there is no encumbrance on the subject property and the said subject property is free from all sorts of encumbrances. Title of the subject properly is clear and marketable. Note: Since the subject property is already mortgaged with the Karnataka Bank Ltd., the original Title Deeds are lying with the Karnataka Bank Ltd.
21	Please discuss as to whether the documents indicate any attachment or other proceedings by Revenue authorities, tax authorities, court/ other authorities	No
22	Whether as per documents the property is clearly demarcated on the grounds or is un-demarcated portion of larger area. Please discuss.	YES, -the subject property is clearly demarcated.
23	Mention nature of property: Like agricultural, non-agricultural, residential, commercial, industrial etc. Whether the Bank can proceed against the property under the SARFAFSI Act.	Nature of the Property is Commercial
24	In case of Flat/ Apartment/Unit in commercial complex etc, please discuss about relevant by laws, permission from the society, restrictions	N.A. as Property in question

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<table>
<tr><td></td><td>on transfer etc.</td><td>is Freehold property.

No</td></tr>
<tr><td>25</td><td>Whether as a professional, having exposure to title deeds/ other documents, lawyer notices any features/ discrepancies in them giving rise to suspicion that they may be fabricated or forged.</td><td></td></tr>
<tr><td>26</td><td>In case any Power of Attorney is used in the documents verify the genuineness and accuracy of Power of Attorney and the extent of powers. Whether the Power of Attorney is properly executed/ stamped/ authenticated/ enforceable as per the law. Whether it is in currency?</td><td>N.A.</td></tr>
<tr><td>27</td><td colspan="2">List of title deeds to be deposited for creating Equitable Mortgage:
<table>
<tr><th>Sl. No.</th><th>Description of document</th><th>Date of document</th><th>Original/ Certified copy</th></tr>
<tr><td></td><td><u>For the area measuring 1.25</u> Acres (i.e. 10 Kanal)</td><td></td><td rowspan="2">Photocopy</td></tr>
<tr><td>1.</td><td>Jamabandi for the Year 1992 to 1993 whereby Sh. Rameshwar and Sh. Ratanpal sons of Sh. Malkhan Singh were the recorded owners of the Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)</td><td>Year 1992 to 1993</td></tr>
</table></td></tr>
</table>

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2.	Jamabandi for the Year 1997 to 1998 whereby **Sh. Rameshwar and Sh. Ratanpal sons of Sh. Malkhan Singh** were the recorded owners of the Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 1997 to 1998	Photocopy
3.	Jamabandi for the Year 2002-2003 wherein Smt. Kamla Devi (wife), Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names	Year 2002-2003	Photocopy
4.	Smt. Kamla Devi (wife), Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names in the Mutation bearing no. 1703 and approved on 03.06.2000.	Dated 03.06.2000	Photocopy
5.	Mutation bearing no. 1846 and approved on 24.06.2005 by the Tehsildar wherein Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) mutated their names.	Dated 24.06.2005	Photocopy
6.	Jamabandi for the Year 2007-08 whereby **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of Sh. Malkhan**	Year 2007-2008	Photocopy

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	Singh are the recorded owners of the said land (Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11 (8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)			
7.	Sale Deed bearing no. 2827 dated 03.03.2011 executed by **Sh. Vijay Singh (Son), Sh. Birpal (Son), Sh. Ajit (son) and Smt. Birvati (Daughter) and Sh. Ratanpal son of Sh. Malkhan Singh** in favour of **M/s Orris Motels Pvt. Ltd. and M/S Merlin Land and Housing Pvt. Ltd.** in respect of the 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres).	Dated 03.03.2011	Photocopy	
8.	Sale Deed bearing no. 2827 dated 03.03.2011 has been recorded in the Mutation no. 2616 dated 08.06.2011 by Tehsildar.	Dated 08.06.2011	Photocopy	
9.	Jamabandi for the Year 2012-2013 wherein **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** are the recorded owner of the land measuring 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0) total land	Year 2012-2013	Photocopy	

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		measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)			

	10.	Jamabandi for the Year 2017-2018 wherein **M/s Orris Motels Pvt. Ltd. and M/s Merlin Land and Housing Pvt. Ltd.** are the recorded owner of the land measuring 73 Kanal 15 Marla including land in Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0)) total land measuring 10 Kanal and 0 Marla (i.e. 1.25 Acres)	Year 2017-2018	Photocopy	
		For the area measuring 0.80625 Acres (6 Kanai 9 Marla)			
	11.	Jamabandi for the Year 1992 to 1993 wherein **Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the recorded owners of the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres)	Year 1992 to 1993	Photocopy	

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	12.	Jamabandi for the Year 1997-1998 wherin Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh were the recorded owners of the Khewat/Khata No. 361 /366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres)	Year 1997-1998	Photocopy	

13.	Jamabandi for the Year 2002-2003 wherein **Sh. Dilip Singh, Sh. Mahavir Singh, Sh. Deepchand, Sh. Ganpat all sons of Sh. Salhedi Singh** were the recorded owners of the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres)	Year 2002-2003	Photocopy
14.	Mutation bearing no. 1857 dated 16.08.2005 whereby **Sh. Meer Singh and Sh. Virender Singh** got his name mutation in respect of Sale Deed bearing no. 3757 dated 16.05.2005 executed by **Sh. Ganpat son of Sh. Salhedi Singh** in favour of **Sh. Meer Singh and Sh. Virender Singh** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres).	Dated 16.08-2005	Photocopy

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15.	mutation bearing no. 2114 dated 11.12.2006 whereby **Sh. Azad Singh S/o Raja Ram** got his name mutated in respect of Sale Deed bearing no. 3947 dated 21.05.2006 executed by **Sh. Meer Singh and Sh. Virender Singh** in favour of **Sh. Azad Singh S/o Raja Ram** in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No.361/366 Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres).	Dated 11.12.2006	Photocopy	

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16.	Mutation bearing no. 2299 dated 14.09.2008 whereby **M/s Salmon Land and Housing Pvt. Ltd.** got his name mutated in respect of Sale Deed bearing no. 16756 dated 15.01.2007 executed by **Sh. Azad Singh S/o Raja Ram** Sale Deed bearing no. 16756 dated 15.01.2007 in favour of **M/s Salmon Land and Housing Pvt. Ltd.** in respect of 1/4th land measuring 30 kanal including the Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) and **M/s Salmon Land and Housing Pvt. Ltd.** got its name mutated in their names vide.(1/4th of 30 Kanal is 7 Kanal 10 Marla)	Dated 14.09.2008	Photocopy	
17.	Jamabandi for the year 2007-2008 whereby M/s Salmon Land and Housing Pvt. Ltd. is the owner of the said land in respect of 1/4th Land measuring 30 kanal including the Khewat/Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2) i.e. total land measuring 6 Kanal and 9 Marla (i.e. 0.80625 Acres) - (1/4th of 30 Kanal is 7 Kanal 10 Marla).	Year 2007-2008	Photocopy	

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18.	Mutation No. 2465 through Partition dated 10.05.2010 by virtue of order dated 16.12.2009 passed by Hon'ble Court of Tehsildar/ Sub-Collector, Gurugram, Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7) has been mutated in the name of **M/s Salmon Land and Housing Pvt. Ltd.** and 2017-2018.	Dated 10.05.2010	Photocopy	
19.	Jamabandi no. 332 for the Year 2012-2013 whereby **M/s Salmon Land and Housing Pvt. Ltd.** becomes recorded owner of Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7).	Year 2012-2013	Photocopy	
20.	Jamabandi no. 332 for the Year 2017-2018 whereby **M/s Salmon Land and Housing Pvt. Ltd.** becomes recorded owner of Land measuring 7 Kanal 10 Marla (Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7).	Year 2017-2018	Photocopy	
21.	Mutation no. 2785 dated 03.04.2012 wherein HUDA acquired Land measuring Rectangle No. 10, Field No. 19/2/2(0-16), 20/2/2(0-5) out of Rectangle No. 10, Field No. 19/2(2-3), 20/2(5-7), under Land Acquisition Act for making of Sector Road. Thus, the remaining land left is Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2).	Dated 03.04.2012	Photocopy	

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	<u>For the area measuring 0.1875 Acres (1 Kanal 10 Marla):</u>		
22.	Jamabandi for the Year 1992 to 1993 wherein **Sh. Sonath, Sh. Banwari Lal, Sh. Ratiram all sons of Sh. Ram Swaroop** were the recorded owners of the Field no. 12 (9-9) including Khewat/Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4), Khewat/Khata No. 474/1/479, Rectangle No. 10, Field No. 12/1/1(0-6) i.e. area measuring 0.1875 Acres (1 Kanal 10 Marla)	Year 1992 to 1993	Photocopy
23.	Jamabandi for the Year 1997-1998 wherein **Sh. Sonath, Sh. Banwari Lal, Sh. Ratiram all sons of Sh. Ram Swaroop** were the recorded owners of the Field no. 12 (9-9) including Khewat/ Khata No. 473/1/478, Rectangle No. 10, Field No. 12/2/1(1-4), Khewat/Khata No. 474/1/479, Rectangle No. 10, Field No. 12/1/1(0-6) i.e. area measuring 0.1875 Acres (1 Kanal 10 Marla)	Year 1997-1998	Photocopy

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24.	Mutation No. 1664 dated 09.02.1999 wherein after the death of **Sh. Sonath son of Sh. Ram Swaroop** his Legal Heir namely Smt. Santra Devi (Wife), Sh. Jaswant Singh (Son), Sh-Balwant (Son), Sh. Ramesh (Son), Sh. Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter) names were mutated.	Dated 09.02.1999	Photocopy

25.	Legal Heirs of **Sh. Sonath son of Sh. Ram Swaroop** become the owners of his Share as per Jamabandi for the year 2002-2003.	Year 2002 -2003	Photocopy
26.	Mutated vide Mutation no. 2015 dated 21.06.2006 wherein **Sh. Mahipal S/o Sh. Mangtu Ram** got his name mutated in respect of Sale Deed bearing vasika no. 3040 dated 08.05.2006 executed by **Smt. Santra Devi (Wife), Sh. Jaswant Singh (Son), Sh. Balwant (Son), Sh. Ramesh (Son), Sh. Vikram (Son) and Smt. Ratni Devi (Daughter) and Smt. Sutesh Devi (Daughter)** thereby sold the 1/ 3rd Share of the **Sh. Sonath son of Sh. Ram Swaroop** to **Sh. Mahipal S/o Sh. Mangtu Ram** which is duly registered in the office of Sub-Registrar, Haryana.	Dated 21.06.2006	Photocopy

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27.	Mutation no. 2300 dated 14.03.2008 whereby **M/s Salmon Land and Housing Pvt. Ltd.** got his name mutated in respect of Sale Deed bearing no. 16759 dated 15.11.2007 executed by **Sh. Mahipal S/o Sh. Mangtu Ram** thereby sold the said Land to **M/s Salmon Land and Housing Pvt. Ltd.**	Dated 14.03.2008	Photocopy

28.	Mutation number 1755 dated 04.10.2002 wherein **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lal** got his name mutated in respect of order dated 05.03.1999 passed by Hon'ble Court of Ld. ADJ. Gurugram in respect of 1/ 3rd Share of **Sh. Banwari Lal son of Sh. Ram Swaroop** which has been transferred in the name of **Sh. Puran Singh and Sh. Ashok Kumar both sons of Sh. Banwari Lal.**	Dated 04.10.2002	Photocopy
29.	Mutation no. 1747/1 dated 13.02.2002 where after the death of Rati Ram S/o Sh. Ram Swaroop, **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** got their names mutated.	Dated 13.02.2002	Photocopy

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	30.	Mutation No. 2374 dated 17.10.2008 wherein **M/s Salmon Land and Housing Pvt. Ltd.** and **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** got their names mutated in respect of Partition of the said land through Order dated 15.09.2008	Dated 17.10.2008	Photocopy	

		passed by Court of Tehsildar/Sub-Collector, Gurgaon. Thus, **M/s Salmon Land and Housing Pvt. Ltd.** got the Land measuring 4 Kanal and 18 Marla (in rectangle no. 10 Field no. 12/2) in the said land and **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi (Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** Land measuring 4 Kanal and 11 Marla in the said land and **M/s Salmon Land and Housing Pvt. Ltd.** and **Sh. Anil Kumar (Son), Sh. Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow).**			

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	31.	Jamabandi for the year 2007-2008 wherein Mutation No. 2374 dated 17.10.2008 was added.	Year 2007-2008	Photocopy
	32.	Sale Deed bearing no. 2901 dated 06.02.2012 executed by **Sh. Anil Kumar (Son), Shu Ajit Kumar (Son), Smt. Omwati (Daughter), Smt. Vidya Devi ((Daughter), Smt. Suresh Devi (Daughter), Smt. Chameli Devi (Widow)** thereby sold the Land measuring 4 Kanai and 11 Marla (in rectangle no. 10 Field no. 12/1) in the said land to **M/s Ora Land and Housing Pvt. Ltd.** which is duly registered in the office of Sub Registrar, Manesar, Haryana.	Dated 06.02.2012	Photocopy

33.	Mutation bearing no. 2732 dated 12.03.2012 whereby **M/S Ora Land and Housing Pvt. Ltd.** mutated its name in respect of the Sale Deed bearing no. 2901 dated 06.02.2012.	Dated 12.03.2012	Photocopy
34.	Jamabandi for the year 2012-2013 in respect of Land measuring 4 Kanal and 11 Marla (in rectangle no. 10 Field no. 12/1) owned by **M/s Ora Land and Housing Pvt. Ltd.**	Year 2012-2013	Photocopy

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	35.	Jamabandi for the year 2017-2018 in respect of Land measuring 4 Kanal and 11 Marla (in rectangle no. 10 Field no. 12/1) owned by **M/s Ora Land and Housing Pvt. Ltd.**	Year 2017-2018	Photocopy	
	36.	Jamabandi for the year 2017-2018 in respect of Land measuring 4 Kanal and 18 Marla (in rectangle no. 10 Field no. 12/1) owned by **M/s Salmon Land and Housing Pvt. Ltd.**	Year 2017-2018	Photocopy	
		For Area measuring 0.125 Acres (I Kanal)			
	37.	Jamabandi for the Year 1992 to 1997 whereby **Smt. Chander Wati W/o Sh. Parlhad, Sh. Anagpal Singh S/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar s/o Sh. Parlhad** were the recorded owners of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0).	Year 1992 to 1997	Photocopy	

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38.	Mutation No. 1463 dated 29.04.1994 whereby **Sh. Daya Ram S/o Sh. Harkaran** mutated his name in respect of Sale Deed bearing no. 7964 dated 23.12.1993 executed by **Sh. Anagpal Singh S/o Sh. Parlhad** thereby sold his 1/4th Share out of land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Daya Ram S/o Sh. Harkaran.**	Dated 29.04.1994	Photocopy	
39.	Mutation bearing no. 1773 dated 07.05.2003 whereby Sh. Harparkash s/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share) in respect of Sale Deed bearing 2426 dated 20.05.2002 executed by **Smt. Chander Wati W/o Sh. Parlhad, Sh. Omparkash S/o Sh. Parlhad, Sh. Naresh Kumar S/o Sh. Parlhad** thereby sold their 3/ 4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0) to **Sh. Harparkash s/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share).**	Dated 07.05.2003	Photocopy	

SANDEEP DHARIWAL ★ ADVOCATE ★ D-2312/08

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40.	Jamabandi for the year 1997-1998 whereby **Sh. Harparkash s/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** are the recorded owners of the said land.	Year 1997-1998	Photocopy
41.	Jamabandi for the year 2002 to 2003 whereby **Sh. Daya Ram S/o Sh. Harkaran, Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar s/o Sh. Rattan Lal (3/8 Share)** were the recorded owner of the land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) in Rectangle no. 10, Field No. 21/1(1-0).	Year 2002 to 2003	Photocopy
42.	Mutation bearing no. 1961 dated 28.02.2006 whereby **M/s Fortune Land and Housing Pvt. Ltd.** got its name mutated in respect of Sale Deed bearing 20369 dated 22.12.2005 executed by **Sh. Harparkash S/o Sh. Pyare Lal (3/16 Share), Sh. Jai Parkash S/o Sh. Pyare Lal (3/16 Share), Sh. Naresh Kumar S/o Sh. Rattan Lal (3/8 Share)** thereby sold their 3/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) to **M/s Fortune Land and Housing Pvt. Ltd.** in Rectangle no. 10, Field No. 21/1(1-0) vide Sale	Dated 28.02.2006	Photocopy

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		Deed bearing 20369 dated 22.12.2005.		

43.	Mutation bearing no. 2212 dated 25.08.2007 whereby **M/s Elegant land and housing Pvt. Ltd.** mutated its name in respect of Sale Deed bearing 3558 dated 12.05.2006 executed by **Sh. Daya Ram S/o Sh. Harkaran** thereby sold his 1/4th Share in land area measuring 8 Kanal (Ref. 0.125 Acres i.e. 1 Kanal) to **M/s Elegant land and housing Pvt. Ltd.** in Rectangle no. 10, Field No. 21/1(1-0) vide Sale Deed bearing 3558 dated 12.05.2006.	Dated 25.08.2007	Photocopy

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44.	As per Jamabandi for the year 2007-2008 wherein the owners of the said land are **M/s Elegant land and housing Pvt. Ltd. and M/s Fortune Land and Housing Pvt. Ltd. and Sh. Naresh Kumar S/o Sh. Ratan Singh** wherein the name of **Sh. Naresh Kumar S/o Sh. Ratan Singh** were wrongly admitted/ mentioned which have been removed vide Badar No. 4 dated 22.01.2020.	Year 2007-2008	Photocopy	
45.	Mutation No. 2785 dated 03.04.2012 whereby in Rectangle no. 10, Field No. 21/2(7-0) i.e. 7 Kanal have been acquired by Haryana Urban Development Authority (HUDA),	Dated 03.04.2012	Photocopy	

	46.	Jamabandi for the year 2012 to 2013 wherein **M/s Elegant land and housing Pvt. Ltd.** and **M/s Fortune Land and Housing Pvt. Ltd.** left with 1 kanal i.e. Rectangle no. 10, Field No. 21/1(1-0).	Year 2012 to 2013	Photocopy	

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47.	Jamabandi for the year 2017-2018 wherein **M/s Elegant land and housing Pvt. Ltd.** (1/4th Share) and **M/s Fortune Land and Housing Pvt. Ltd. (3/4th Share) and Sh. Naresh Kumar S/o Sh. Rattan Singh** (She Naresh Kumar name is Wrongly added- which has been rectified vide badar no. 4) are the recorded owners of the Rectangle no. 10, Field No. 21/1(1-0).	Year 2017-2018	Photocopy	
48.	Sale Deed bearing no. 4997 dated 24.12.2020 executed by **M/s Salmon Land and Housing Pvt. Ltd., M/s Ora Land and Housing Pvt. Ltd., M/s Orris Motels Pvt. Ltd., M/s Merlin Land and Housing Pvt. Ltd., M/s Fortune Land and Housing Pvt. Ltd. and M/s Elegant land and housing Pvt. Ltd.** in favour of **M/s Receptive Buildwell LLP** in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7),20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479,	Dated 24.12.2020	Photocopy	

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		Rectangle No. 10, Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1 (1-0) all situated within the revenue estate of Village Badha, Tehsil – Manesar, District - Gurugram, Haryana.			
	49.	Mutation no. 3393 dated 29.12.2020 whereby **M/S Receptive Buildwell LLP** mutated its name in respect of Sale Deed bearing no. 4997 dated 24.12.2020 executed by **M/s Salmon Land and Housing Pvt. Ltd., M/s Ora Land and Housing Pvt. Ltd., M/s Orris Motels Pvt. Ltd., M/s Merlin Land and Housing Pvt. Ltd., Ms Fortune Land and Housing Pvt. Ltd. and M/s Elegant land and housing Pvt. Ltd.** in favour of **M/s Receptive Buildwell LLP** in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No, 19/2/1(1-7),20/2/1 (5-2) Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1 (1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1	Dated 29.12.2020	Photocopy	

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		(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village- Badha, Tehsil — Manesar, District - Gurugram, Haryana.			

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	50.	Jamabandi for the Year 2022-2023, **M/s Receptive Buildwell LLP** is the recorded owner of the Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10, Field No. 12/1/1(0-6), Khewat/ Khata No. 445/ 450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village — Badha, Tehsil — Manesar. District - Gurugram, Haryana	Year 2022-2023	Photocopy	
	51.	License bearing no. 48 of 2022 dated 18.04.2022 issued by Director, Town and Country Planning, Chandigarh in favour of **M/s Receptive Buildwell LLP** in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875	Dated 18.04.2022	Photocopy	

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		Acres, comprises Khewat/khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10, Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village Badha, Tehsil – Manesar, District – Gurugram, Haryana.			

SANDEEP DHARIWAL ADVOCATE D-2312/08

SANDEEP DHARIWAL ADVOCATE D-2312/08

28	Additional issues and discussions. if any.	Since the License bearing no. 48 of 2022 dated 18.04.2022 issued by Director, Town and Country Planning, Chandigarh in favour of **M/s Receptive Buildwell LLP** in respect of Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10. Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4). Khewat/ Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No, 10, Field No. 11(8-0). 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1 (1-0) all situated within the revenue estate of Village - Badha, Tehsil – Manesar, District – Gurugram, Haryana, is Valid upto 17.04.2027, necessary direction mentioned in the said license is to be followed before expiry of the period i.e. before 17.04.2027.
29	Whether CLU (Change of Land Use) is obtained or not applicable (as the case may be) in respect of the property (If the answer is no please specify the reason and if the answer is yes please mention the relevant details).	N.A.
30	In case the property now discussed is carved out of larger parcel of land, Confirm that plotting /sale of portion of plot is in accordance with the local	N.A.

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	revenue guidelines and proof of documents such as layout sketch, Patwari Sketch/ Aksh Sazhra, etc is obtained/ held/ submitted.	

CERTIFICATE

I certify that the **M/s Receptive Buildwell LLP** has clear and marketable title to the subject property described below

Schedule of the property

Land admeasuring 18 Kanal 19 Marla i.e. 2.36875 Acres, comprises in Khewat/ Khata No. 361/366, Rectangle No. 10, Field No. 19/2/1(1-7), 20/2/1(5-2), Khewat/Khata No. 473/1/478, Rectangle No. 10, Field no. 12/2/1(1-4), Khewat/Khata No. 47 4/1/479, Rectangle No. 10 Field No. 12/1/1(0-6), Khewat/Khata No. 445/450, Rectangle No. 10, Field No. 11(8-0), 20/1 (2-0), Khewat/khata no. 308/312, Rectangle No. 10, Field No. 21/1(1-0) all situated within the revenue estate of Village – Badha, Tehsil – Manesar, District - Gurugram, Haryana.

SANDEEP DHARIWAL D-2312/08 ADVOCATE

Place: Delhi
Date: 20.05.2026

Signature of the Advocate