



ASHOK KUMAR
(ADVOCATE AND PROPERTY CONSULTANT)
(LLM, L&FS, MA, LLB)

**RESI.: VILLAGE JAURASI, TEHSIL
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Date: 10.01.2026

Title Search Report

The present title search has been carried out for Birla Estates Private Limited in respect of land admeasuring 106 Kanal 4 Marla i.e. 13.275 acres situated in the revenue estate of village Jharsa, Tehsil Wazirabad, Gurugram, Haryana. ("**Subject Land**").

License No. 116 of 2011 has been granted by Department of Town and Country Planning, Haryana to Barmalt (India) Private Limited, Asha Gupta and Adesh Gupta ("**License Holders**") for setting up of group Housing Colony over Subject Land.

Description of the Subject Land:

Land admeasuring 106 Kanal 4 Marla i.e. 13.275 acres situated in the revenue estate of village Jharsa, Tehsil Wazirabad, Gurugram, Haryana.

Reference Number	Khewat No.	Rect. No.	Kila No.	Area	
				Kanal	Marla
Land 1	211	37	20	7	12
		38	7	8	0
			8/1	4	0
			8/2	4	0
			9	8	0
			12/2	3	0
			13	8	0
			14	8	0
			16	8	0
			17/1	5	4
			17/2	2	16
			18	8	0
			23/1	1	8
			23/2	6	12
			24/1	2	16
			24/2	5	4
			25/1	6	0
Sub-Total				96	12
Land 2	606	37	21	7	12

		38	25/2	2	0
Sub-Total				9	12
Total				106	4
Area in Acres				13.275	

The inspection of Subject Land has been carried out on 19.12.2025 and 07.01.2026 at the office of the Sub-Registrar, Wazirabad and Gurugram respectively.

TITLE FLOW:

For Land 1 admeasuring 96 Kanal 12 Marla situated in the revenue estate of village Jharsa, Tehsil Wazirabad, Gurugram, Haryana.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 1996-1997

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2001-2002, READ ALONG WITH BADAR NO. 12

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2006-2007

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2011-2012

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2016-2017

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2021-2022

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

Conclusion:

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

For Land 2 admeasuring 9 Kanal 12 Marla situated in the revenue estate of village Jharsa, Tehsil Wazirabad, Gurugram, Haryana.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 1996-1997

Puran Chand son of Dal Chand

is recorded as owner in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2001-2002

Puran Chand son of Dal Chand

is recorded as owner in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2006-2007

Puran Chand son of Dal Chand

is recorded as owner in possession of Land 2.

Mutation No. 5906 has been entered in the Jamabandi (record of rights) on 28 December 2010, recording that pursuant to death of **Puran Chand** son of Dal Chand, Land 2 has been devolved in favour of **Chandarkant** (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2011-2012

Chandarkant (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand are recorded as owners in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2016-2017

Chandarkant (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand are recorded as owners in possession of Land 2.

Mutation No. 6823 has been entered in the Jamabandi (record of rights) on 2 November 2020, recording that pursuant to death of **Chandarkant** wife of Puran Chand, her share i.e. 1/5 share in Land 2 has been devolved in favour of **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Chandarkant.

Mutation No. 6905 has been entered in Jamabandi (Record of Rights) on 11 October 2021 recording that **Parmil** son of Puran Chand has transferred his share i.e. ¼ share in Land 2 in favour of **Asha Gupta** daughter of Puran Chand by virtue of Transfer Deed registered with office of Sub-Registrar as Document No. 8997 dated 30 September 2021.

Mutation No. 6906 has been entered in Jamabandi (Record of Rights) on 11 October 2021 recording that **Manju** daughter of Puran Chand has transferred her share i.e. ¼ share in Land 2 in favour of **Adesh** daughter of Puran Chand by virtue of Transfer Deed registered with office of Sub-Registrar as Document No. 8998 dated 30 September 2021.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2021-2022

Adesh daughter of Puran Chand (1/4 share)

Asha daughter of Puran Chand (3/4 share)

are recorded as owners in possession of Land 2.

Badar No. 26 (Jamabandi Year 2022–23): It is recorded that in khewat no. 606 of the Jamabandi Year 2022–23, the ownership shares of Smt. Asha Gupta, daughter of Puran Chand, and Smt. Aadesh, daughter of Puran Chand were wrongly entered as $\frac{3}{4}$ and $\frac{1}{4}$ respectively. However, as per Mutation Nos. 6823, 6905, and 6906, the correct ownership shares are $\frac{1}{2}$ each. Accordingly, by badar no. 26 (Jamabandi year 2022-23) the entries have been rectified to reflect the correct shares of $\frac{1}{2}$ for Smt. Asha Gupta and $\frac{1}{2}$ for Smt. Aadesh.

Conclusion:

Adesh daughter of Puran Chand (1/2 share)
Asha daughter of Puran Chand (1/2 share)
are recorded as owners in possession of Land 2.

Present Owner of the Subject Land:

The Land 1 as mentioned hereinabove is exclusively owned by Barmalt (India) Private Limited.

Whereas, Land 2 as mentioned hereinabove is exclusively owned by Aadesh daughter of Puran Chand (1/2 share) and Asha daughter of Puran Chand (1/2 share) and the same has been confirmed during the inspection of record.

Documents Examined:

I have carried out the Upto date search for the period of last 28 years in the office of the Sub-Registrar, concerned Halka Patwari with regard to the above land and have found and can confirm that the Land 1 is presently owned by Barmalt (India) Private Limited and Land 2 is presently owned by Asha - Aadesh Ds/o Puran Chand.

Litigation:

It is further certified and confirmed that at present no litigation/claim exists or is pending on the Subject Land with respect to the title of the scheduled land, in the records of concerned sub registrar office.

Dues Outstanding:

Since the license has been granted in respect of the above-mentioned land, hence revenue lagan is not required to be paid.

Non- Encumbrance certificate:

Non-Encumbrance certificate in respect of Subject Land is issued on **17.12.2025** by The Tehsildar, Wazirabad.

License:

License No. 116 of 2011 was granted by Department of Town and Country Planning, Haryana to Barmalt (India) Private Limited, Asha Gupta and Adesh Gupta ("**License Holders**") for setting up of

group housing colony over an area admeasuring 13.275 acres situated in the revenue estate of village Jharsa, Sector- 31-32A, Gurugram.

Whereas, change of developer was requested by the License Holders in favour of Birla Estates Private Limited. The permission for change of developer has been granted vide Endst. No.- LC-2512-JE(SK)/2024/28923 dated 13-09-2024 by Department of Town and Country Planning, Chandigarh. Now, the license is renewed Upto 22.10.2029 to Birla Estates Private Limited.

Development Agreement:

License Holders have executed a development agreement in favour of Birla Estates Private Limited to develop, construct, manage and sell a residential group housing project on the Subject Land and the same has been registered with office of sub registrar Wazirabad as document no. 4412 dated 05-06-2024. Further, an irrevocable power of attorney in favour of Birla Estates Private Limited has been registered with office of sub registrar Wazirabad as document no. 244 dated 05-06-2024 for the purpose of authorizing and giving all the powers, entitlements and authorities as may be necessary required to develop a group housing colony on the Subject Land.

Developer of the Project:

Birla Estates Private Limited is developing a group housing colony on the Subject Land.

RERA:

Registration No. 17 of 2025, dated 20.02.2025, has been granted by HARERA Gurugram under Section 5 of the Real Estate (Regulation and Development) Act, 2016 for the development of a group housing project namely Birla Arika in Sector 31 & 32A, Gurugram. The project comprises 4 residential towers along with 1 EWS tower, to be developed over an area of 11.745 acres forming part of the Subject Land. The said registration is valid up to 09.12.2031.

Conclusion:

Barmalt (India) Private Limited is the present owner of the Land 1.

Whereas, Aadesh- Asha Ds/o Puran Chand are the present owners of the Land 2.

And Birla Estates Private Limited is the development right holder of the Subject Land.

ASHOK KUMAR
Advocate
P/2691/2014

Annexure- A

Inspection Slip

No:7593

Sub Register Office :वजीराबाद

Date :19-12-2025

Received with Thanks from **PRINCE DHARIWAL ADV 2017 TO 2025** resident of **GGM** sum of rs
fifteen
on account of **Inspection** charges.

Rs.15

(Incharge)

Sub Registrar
Wazirabad (Gurugram)

(Second party copy)

B Book Receipt for Non Registration Purpose

07-01-2026

No:24000

Sub Register Office :गुरुग्राम

Date :07-01-2026

Received with Thanks from **Prince Dhariwal Adv Tauru Year 1997-2020** resident of **Tauru** sum of rs
twenty-five
on account of **Inspection** charges.

Rs.25

(Incharge)

राहसीलदार
गुरुग्राम

ASHOK KUMAR
Advocate
P/2691/2014