

**PARDEEP SINGH ADVOCATE**

**Enrollment No. PH/2186/2009**

**DISTT COURT GURUGRAM**

**SEARCH REPORT**

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Having been engaged by **Sh. Bal Kishan and Sh. Shri Krishan Saini**, both sons of **Sh. Jagdish Prasad**, Residents of Village Farrukhnagar, Tehsil Farrukhnagar, District Gurugram, Haryana, to search and examine the registration and revenue record at the office of **Sub-Registrar, Farrukhnagar, District Gurugram**, in order to ascertain the title and to confirm the absence of any defect or encumbrance in respect of the property described herein below.

After thorough inspection and examination of the relevant registration and revenue records, my report is as under:

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**1. Search of Registration Record**


That I have thoroughly searched and examined the registration records in the office of the **Sub-Registrar, Farrukhnagar**, appointed under the **Indian Registration Act, 1908**, on dated **09-01-2026**, for the last **13 years**, vide receipt No. 522 dated 09-01-2026

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**2. Ownership of Land**

That **Sh. Bal Kishan and Sh. Shri Krishan Saini**, sons of **Sh. Jagdish Prasad**, are the recorded owners and in possession of agricultural land measuring **50 Kanal 4 Marla**, comprised in:

- **Khewat No. 899, Khata No. 919**
- **Rectangle No. 168**
  - Killa No. 10/2 (3-14)
  - Killa No. 11 (6-13)
  - Killa No. 20 (8-0)

  
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- Killa No. 26 (1-16)
- **Rectangle No. 169**
  - Killa No. 6/2 (3-1)
  - Killa No. 15 (7-12)
  - Killa No. 16 (8-0)
  - Killa No. 17 (4-0)
  - Killa No. 24/1 (3-8)
  - Killa No. 25/1 (4-0)

Total Fields 10  
Total Area: 50 Kanal 4 Marla

Situated within the **revenue estate of Village Sultanpur, Tehsil Farrukhnagar, District Gurugram**, as per Jamabandi for the year 2023-2024.

### 3. Collaboration Agreement

That the above said land owners namely **Sh. Bal Kishan and Sh. Shri Krishan Saini** have entered into a **registered Collaboration Agreement** with **M/s Hemis Infrastructure and Developers**, a partnership firm having its office at **Plot No. B-723, Sushant Lok-I, Gurugram**, through its authorized partner.

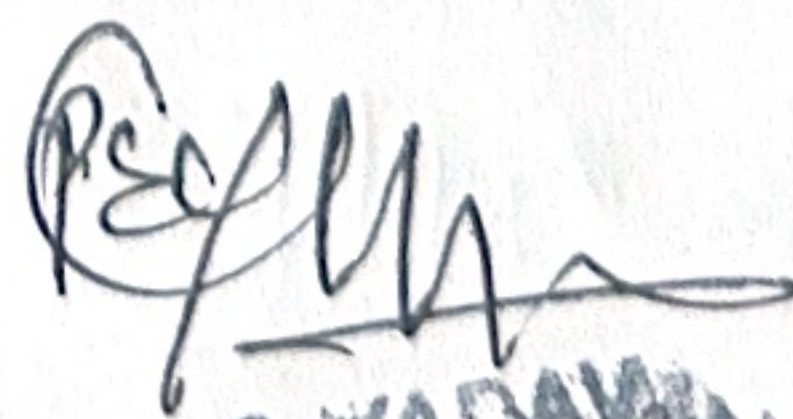
The said **Collaboration Agreement** was registered vide **Vasika No. 2598** dated **01-12-2023** in the office of Sub-Registrar, Farrukhnagar.

Hemis Collaboration Agreement

As per the terms of the said Collaboration Agreement:

- The land owners have granted development rights of the said land to the developer.
- The developer has been authorized to develop the land as an **Affordable Residential Plotted Colony under Deen Dayal Jan Awas Yojana (DDJAY)**.
- The developer is responsible for obtaining approvals, licenses, sanctions, and for undertaking development of the project.

Hemis Collaboration Agreement

  
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- The revenue sharing / allocation between the Land Owners and the Developer has been agreed **in the ratio of 50% : 50%** in the developed project.

## Hemis Collaboration Agreement

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### 4. General Power of Attorney

That the land owners have also executed an **Irrevocable General Power of Attorney** in favour of the developer **M/s Hemis Infrastructure and Developers** to enable them to obtain permissions, licenses, approvals, and to develop and market the project.

#### Hemis GPA

The said GPA authorizes the developer to:

- Apply for licenses, approvals and NOCs from government departments
- Execute agreements and sale deeds
- Market and sell developer's share of plots/commercial units
- Appear before authorities and complete development related formalities.

#### Hemis GPA

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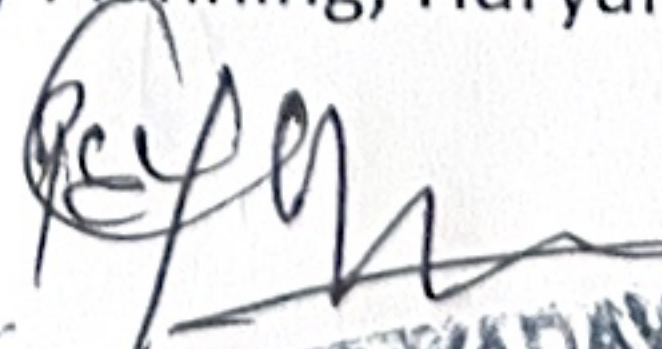
### 5. Grant of License

That the **Director, Town and Country Planning Department, Haryana** has granted **Licence No. 192 of 2024 dated 24-12-2024** under the provisions of **The Haryana Development and Regulation of Urban Areas Act, 1975 and Rules, 1976**.

The said licence has been granted to **Sh. Bal Kishan and Shri Krishan Saini in collaboration with M/s Hemis Infrastructure and Developers** for development of an **Affordable Residential Plotted Colony under DDJAY Policy-2016** over land measuring approximately **5.15 Acres**, situated in **Village Sultanpur, Sector-1, Farrukhnagar, District Gurugram**.

#### Licence Hemis LC 5284

The licence is valid **up to 23-12-2029** subject to compliance of the conditions prescribed by the Department of Town and Country Planning, Haryana.

  
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## 6. Encumbrance Status

That upon examination of the registration and revenue records available in the office of Sub-Registrar, Farrukhnagar and the relevant revenue documents, it appears that the above said land is **free from all sorts of encumbrances**, including:

- Mortgage
- Charge
- Lease
- Court attachment
- Acquisition proceedings

to the best of my knowledge and as per the records inspected.

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## 7. Opinion

On the basis of the above examination of the **revenue records, registered documents, Collaboration Agreement, General Power of Attorney and Licence issued by DTCP Haryana**, I am of the opinion that the title of **Sh. Bal Kishan and Sh. Shri Krishan Saini** over the above said land is **clear, valid and marketable**, subject to the terms and conditions of the Collaboration Agreement and Licence granted by the competent authority.

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**Place:** Farrukhnagar

**Date:** 09-01-2026

  
Signature  
(Pardeep Singh, Advocate)  
Enrollment No. PH/2186/2009  
District Court, Gurugram

*(Faint stamp: P. B. YADAV ADVOCATE Dist. Court, Gurugram)*

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