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Title Search Report

The present title search has been carried out for Birla Estates Private Limited for their land admeasuring 40 Kanal 12 Marla i.e. 5.075 acres situated in the revenue estate of village Fazilpur Jharsa & Begampur Khatola, Sector- 71, Gurugram- Manesar Urban Complex (“**Subject Lands**”).

DESCRIPTION OF SUBJECT LANDS:

Land admeasuring 21 Kanal 16 Marla i.e. approx. 2.725 Acres situated at Village: Begampur Khatola, Tehsil: Kadipur, District: Gurugram, Haryana.

AND

Land admeasuring 18 Kanal 16 Marla i.e. approx. 2.35 Acres situated at Village: Fazilpur Jharsa, Tehsil: Badshahpur, District: Gurugram, Haryana.

LAND SCHEDULE					
Refernce No.	Village	Khewat No.	Rect. No.	Killa No.	Area (K-M)
Land 1	Begampur Khatola	467	51	6/1	6-7
			52	10	0-4
51			8/1/2	0-15	
			15/1	4-18	
			6/2	1-13	
Land 3		468	51	7/2	7-19
Land 4	Fazilpur Jharsa	384	41	11	8-16
				20	8-0
			42	16	2-0
Total Land = 40K-12M or 5.075 Acres					

The inspection of land situated in Begampur Khatola has been carried out on 17.09.2025, at the office of the Sub-Registrar, Kadipur, Gurugram.

Whereas, the inspection of land situated in Fazilpur Jharsa has been carried out on 16.09.2025, at the office of the Sub-Registrar, Badshahpur, Gurugram.

TITLE FLOW:

For Land 1: Rect. No. 51, Kila No. 6/1(6-7) and Rect. No. 52, Kila No. 10(0-4) situated in the revenue estate of Village: Begampur Khatola, Tehsil Kadipur, and District: Gurugram, Haryana.

IN JAMABANDI YEAR 1988-89:

Jagmal Singh, Hari Singh, Jagroop Singh sons of Mamraj Singh are recorded as owners of land being Rectangle No. 52 Killa No. 10(0-4) IN KHEWAT NO. 41.

Mortgagee:

Bane Singh son of Harbhajan is recorded as mortgagee to the extent of 1/14 share in land being Rectangle No. 52 Killa No. 10(0-4).

Jagmal Singh, Jagroop Singh sons of Mamraj Singh (28/42 share)
Hari Singh son of Mamraj Singh (14/42 share)
are recorded as owners of land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9).

Rameshwar Singh son of Gyasi Ram (12/42 share), Bane Singh son of Harbhajan (3/42 share) are recorded as mortgagee to the extent of 15/42 share of Jagmal Singh, Jagroop Singh sons of Mamraj Singh (14/42 share), Hari Singh son of Mamraj Singh (1/42 share) in land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9).

Mutation No. 1906 (Vasika No. 9236 dated 26.03.1993) has been entered in the Jamabandi (Record of Rights) on 24 February 1994 recording that Hari Singh son of Mamraj, has sold his part share i.e. 80/492 share in land being Rectangle No. 51 Killa No. 15(7-0), in favour of Om Parkash son of Guggan Singh, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1912 (Vasika No. 1227 dated 17.09.1993) has been entered in the Jamabandi (Record of Rights) on 18 February 1994 recording that Hari Singh son of Mamraj, has sold his part share i.e. 80/492 share in land being Rectangle No. 51 Killa No. 15(7-0), in favour of Om Parkash son of Guggan Singh, by virtue of Sale deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1913 has been entered in the Jamabandi (Record of Rights) on 10 February 1994 recording that pursuant to mutual partition amongst landowners, partitioned land being Rectangle No. 51 Killa No. 6/1(6-7), Rectangle No. 52 Killa No. 10(0-4) vest in favour of Jagmal Singh son of Mamraj, and land being Rectangle No. 51 Killa No. 15/2(2-2), 16/1(4-9) vest in favour of Jagroop Singh son of Mamraj.

Mutation No. 1914 has been entered in the Jamabandi (Record of Rights) on 24 February 1994, recording that the Bane Singh son of Harbhajan has terminated his mortgage rights to the extent of 1/14 share in the land being Rectangle No. 52 Killa No. 10(0-4), Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9) and handed over possession of same in favour of Jagmal Singh, Hari Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

Mutation No. 1915 has been entered in the Jamabandi on 24 February 1994, recording that the Rameshwar Singh son of Gyasi Ram has terminated his mortgage rights to the extent 2/7 share in the land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9) and handed over possession of same in favour of Jagmal Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

IN JAMABANDI YEAR 1993-94:

Jagroop Singh son of Mamraj.

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 15/2(2-2), 16/1(4-9)

AND

Jagmal Singh son of Mamraj

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/1(6-7), Rectangle No. 52 Killa No. 10(0-4).

Mutation No. 2270 (Vasika No. 10278 dated 25.02.1994) has been entered in the Jamabandi (Record of Rights) on 30 November 1995 recording that Jagroop Singh son of Mamraj Singh, has sold his land being Rectangle No. 51 Killa No. 15/2(2-2), 16/1(4-9), in favour of Satya Rani Chadha wife of Banarsi Dass Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 2272 (Vasika No. 10288 dated 28.02.1994) has been entered in the Jamabandi (Record of Rights) on 30 November 1995 recording that Jagmal Singh son of Mamraj Singh, has sold land being Rectangle No. 51 Killa No. 6/1(6-7), Rectangle No. 52 Killa No. 10(0-4), in favour of Satya Rani Chadha wife of Banarsi Dass Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 2820 (Vasika No. 1494 dated 02.05.2001) has been entered in the Jamabandi (Record of Rights) Kharij on 22 December 2014 recording that Jagroop Singh son of Mamraj Singh, has sold his share i.e. 60/483 share in Land being Rectangle No. 51 Killa No. 15/2(2-2), 16/1(4-9), in favour of Anil son of Dal Chand, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 1998-99:

Satya Rani Chadha wife of Banarsi Das Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2(2-2), 16/1(4-9). Rectangle No. 52 Killa No. 10 (0-4).

IN JAMABANDI YEAR 2003-04:

Satya Rani Chadha wife of Banarsi Das Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2(2-2), 16/1(4-9). Rectangle No. 52 Killa No. 10 (0-4).

IN JAMABANDI YEAR 2008-09:

Satya Rani Chadha wife of Banarsi Das Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2(2-2), 16/1(4-9). Rectangle No. 52 Killa No. 10(0-4).

Mutation No. 3656 (Vasika No. 2321 dated 13.07.2000) has been entered in the Jamabandi (Record of Rights) on 27 July 2009 recording that pursuant to death of Satya Rani Chadha wife of Banarsi Das Chadha, land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2(2-2), 16/1(4-9). Rectangle No. 52 Killa No. 10(0-4) has devolved upon Randhir Chadha son of Banarsi Das Chadha by virtue of Will registered with office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 2013-14:

Randhir Chadha son of Banarsi Das Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2(2-2), 16/1(4-9). Rectangle No. 52 Killa No. 10(0-4).

IN JAMABANDI YEAR 2018-19:

Randhir Chadha son of Banarsi Das Chadha
is recorded as owners in possession of Land 1.

Mutation No. 4694 (Vasika No. 5026 dated 15.07.2024) has been entered in the Jamabandi on 30th July, 2024 recording that Randir Chadha s/o Banarsi Das Chadha has sold his land being Rectangle No. 51 Killa No. 6/1(6-7), 15/2 (2-2) and Rect. No. 52, Kila No. 10(0-4), in favour of Birla Estates Private Limited, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Conclusion:

Birla Estates Private Limited
is recorded as owners in possession of Land 1.

FOR LAND 2: Rect. No. 51, Kila No. 6/2(1-13), 8/1/2 (0-15), 15/1 (4-18) situated in the revenue estate of village Begampur Khatola.

IN JAMABANDI YEAR 1988-89:

Jagmal Singh, Jagroop Singh sons of Mamraj Singh (28/42 share)
Hari Singh son of Mamraj Singh (14/42 share)
are recorded as owners of land being Rectangle No. 51 Killa No. 6(8-0), 8(8-0), 15(7-0).

Mortgagee:

Rameshwar Singh son of Gyasi Ram (12/42 share), Bane Singh son of Harbhajan (3/42 share) are recorded as *murthaan (mortgagee)* to the extent of 15/42 share of Jagmal Singh, Jagroop Singh sons of Mamraj Singh (14/42 share), Hari Singh son of Mamraj Singh (1/42 share) in land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0).

AND

Nand Ram son of Jawahar *murthaan (mortgagee)* in land being Rectangle No. 51 Killa No. 8(8-0).

Mutation No. 1906 (Vasika No. 9236 dated 26.03.1993) has been entered in the Jamabandi (Record of Rights) on 24 February 1994 recording that Hari Singh son of Mamraj, has sold his share i.e. 80/492 share in land being Rectangle No. 51 Killa No. 15(7-0), in favour of Om Parkash son of Guggan Singh, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1912 (Vasika No. 1227 dated 17.09.1993) has been entered in the Jamabandi (Record of Rights) on 18 February 1994 recording that Hari Singh son of Mamraj, has sold his share i.e. 80/492 share in land being Rectangle No. 51 Killa No. 15(7-0), in favour of Om Parkash son of Guggan Singh, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1913 has been entered in the Jamabandi on 10th February, 1994 recording that pursuant to mutual partition of lands amongst landowners, partitioned land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18) vest in favour of Hari Singh son of Mamraj, and land being Rectangle No. 51 Killa No. 8(8-0) vest in favour of Jagmal Singh son of Mamraj.

Mutation No. 1914 has been entered in the Jamabandi on 24th February 1994, recording that the Bane Singh son of Harbhajan has terminated her mortgage rights to the extent of 1/14 share in the land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9) and handed over possession of same in favour of Jagmal Singh, Hari Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

Mutation No. 1915 has been entered in the Jamabandi on 24th February 1994, recording that the Rameshwar Singh son of Gyasi Ram has terminated her mortgage rights to the extent of 2/7 share in the land being Rectangle No. 51 Killa No. 6(8-0), 15(7-0), 16/1(4-9) and handed over possession of same in favour of Jagmal Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

IN JAMABANDI YEAR 1993-94:

Jagmal Singh son of Mamraj
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 8(8-0).

AND

Hari Singh son of Mamraj
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18).

Mutation No. 2271 (Vasika No. 10286 dated 28.02.1994) has been entered in the Jamabandi on 30 November 1995 recording that **Hari Singh** son of Mamraj Singh, has sold, land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18), in favour of **Randhir Chadha** son of Banarsi Dass Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 2273 (Vasika No. 8779 dated 20.10.1994) has been entered in the Jamabandi on 30 November 1995 recording that **Jagmal Singh** son of Mamraj Singh, has sold land being Rectangle No. 51 Killa No. 8/1(2-0), in favour of **Banarsi Dass Chadha** son of Savaya Ram Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 1998-99:

Banarsi Dass Chadha son of Savaya Ram Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 8/1(2-0).

AND

Randhir Chadha son of Banarsi Dass Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18).

IN JAMABANDI YEAR 2003-04:

Banarsi Dass Chadha son of Savaya Ram Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 8/1(2-0).

AND

Randhir Chadha son of Banarsi Dass Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18).

IN JAMABANDI YEAR 2008-09:

Banarsi Dass Chadha son of Savaya Ram Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 8/1(2-0).

AND

Randhir Chadha son of Banarsi Dass Chadha

is recorded as owners in possession of land being Rectangle No. 51 Killa No. 6/2(1-13), 15/1(4-18).

Mutation No. 3659 (Vasika No. 19128 dated 24.12.2004) has been entered in the Jamabandi (Record of Rights) on 2 September 2009 recording that Banarsi Dass Chadha son of Savaya Ram Chadha, has gifted land being Rectangle No. 51 Killa No. 8/1(2-0), in favour of Randhir Chadha son of Banarsi Dass Chadha by virtue of Gift Deed registered with the office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 2013-14:

Randhir Chadha son of Banarsi Dass Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 8/1(2-0), 6/2(1-13), 15/1(4-18).

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2018-19:

Randhir Chadha son of Banarsi Das Chadha

is recorded as owner in possession of land being Rectangle No. 51 Killa No. 51 Killa No. 8/1(2-0), 6/2(1-13), 15/1(4-18).

Mutation No. 4435 has been entered in the Jamabandi on 9th June 2021 recording that vide Award No. 47 dated 9 December 2016 land being Rectangle No. 51 Killa No. 8/1/1(1-5), has been acquired by Haryana Urban Development Authority, and land being Rectangle No. 51 Killa No. 8/1/2(0-15) vest with Randhir Chadha son of Banarsi Das Chadha.

Mutation No. 4694 (Vasika No. 5026 dated 15.07.2024) has been entered in the Jamabandi on 30th July, 2024 recording that Randir Chadha s/o Banarsi Das Chadha has sold his land being Rectangle No. 51 Killa No. 8/1/2 (0-15), 6/2(1-13), 15/1(4-18), in favour of Birla Estates Private Limited, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Conclusion:

Birla Estates Private Limited
is recorded as owners in possession of Land 2.

For Land 3: Rect. No. 51, Kila No. 7/2(7-19) situated in the revenue estate of Village: Begampur Khatola, Tehsil Kadipur, and District: Gurugram, Haryana.

IN JAMABANDI YEAR 1988-89:

Jagmal Singh, Jagroop Singh sons of Mamraj Singh (28/42 share)
Hari Singh son of Mamraj Singh (14/42 share)
are recorded as owners of land being Rectangle No. 51 Killa No. 7(8-0).

Mortgagee:

Rameshwar Singh son of Gyasi Ram (12/42 share),
Bane Singh son of Harbhajan (3/42 share)
are recorded as mortgagee to the extent of 15/42 share in land being Rectangle No. 51 Killa No. 7(8-0) of Jagmal Singh, Jagroop Singh sons of Mamraj Singh (14/42 share), Hari Singh son of Mamraj Singh (1/42 share).

Mutation No. 1913 has been entered in the Jamabandi on 10th February, 1994 recording that pursuant to mutual partition amongst landowners, land being Rectangle No. 51 Killa No. 7(8-0), vest in favour of Jagmal Singh son of Mamraj.

Mutation No. 1914 has been entered in the Jamabandi on 24th February 1994, recording that the Bane Singh son of Harbhajan has terminated his mortgage rights to the extent of 1/14 share in the land being Rectangle No. 51 Killa No. 7(8-0), and handed over possession of same in favour of Jagmal Singh, Hari Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

Mutation No. 1915 has been entered in the Jamabandi on 24th February 1994, recording that the Rameshwar Singh son of Gyasi Ram has terminated his mortgage rights to the extent of share in the land being Rectangle No. 51 Killa No. 7(8-0), and handed over possession of same in favour of Jagmal Singh, Jagroop Singh sons of Mamraj Singh by virtue of *fak-ul-rehan*.

IN JAMABANDI YEAR 1993-94:

Jagmal Singh son of Mamraj
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

Mutation No. 2274 (Vasika No. 10277 dated 28.02.1994) has been entered in the Jamabandi on 30th November 1995 recording that **Jagmal Singh** son of Mamraj Singh, has sold his Land being Rectangle No. 51 Killa No. 7(8-0), in favour of **Vibha Chadha** wife of Randhir Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 1998-99:

Vibha Chadha wife of Randhir Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

IN JAMABANDI YEAR 2003-04:

Vibha Chadha wife of Randhir Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

IN JAMABANDI YEAR 2008-09:

Vibha Chadha wife of Randhir Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

IN JAMABANDI YEAR 2013-14:

Vibha Chadha wife of Randhir Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

IN JAMABANDI YEAR 2018-19:

Vibha Chadha wife of Randhir Chadha
is recorded as owner in possession of land being Rectangle No. 51 Killa No. 7(8-0).

Mutation No. 4435 has been entered in the Jamabandi on 9 June 2021 recording that vide Award No. 47 dated 9 December 2016 land being Rectangle No. 51 Killa No. 7/1(0-1), has been acquired by Haryana Urban Development Authority, and land being Rectangle No. 51 Killa No. 7/2(7-19) continue to vest with Vibha Chadha wife of Randhir Chadha.

Mutation No. 4486 has been entered in the Jamabandi on 28 February 2022 recording that pursuant to death of Vibha Chadha wife of Randhir Chadha her land being Rectangle No. 51 Killa No. 7/2(7-19) has devolved upon Randhir Chadha (husband) 1/3 share, Gaurav Chadha (son) 1/3 share, Shruti Chopra (daughter) of Vibha Chadha 1/3 share.

Mutation No. 4694 (Vasika No. 5026 dated 15.07.2024) has been entered in the Jamabandi on 30th July, 2024 recording that Randir Chadha (husband), Gaurav Chadha (son) and Shruti chopra (daughter) of Vibha Chadha has sold their share in land being Rectangle No. 51 Killa No. 7/2(7-19) in favour of Birla Estates Private Limited, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Conclusion:

Birla Estates Private Limited
is recorded as owners in possession of Land 3.

For Land 4: Rect. No. 41, Kila No. 11(8-16), 20(8-0) and Rect. No. 42, Kila No. 16(2-0) situated in the revenue estate of Village: Fazilpur Jharsa, Tehsil Badshahpur, District: Gurugram, Haryana.

IN JAMABANDI YEAR 1989-90:

Harphool, Bhupan sons of Data Ram (1/3 share)
Bharta Ram, Atar Singh sons of Kudiya (1/3 share)
Birbal, Khem Chand, Daya Chand, Sarjeet sons of Sish Ram (1/3 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

Mutation No. 1470 has been entered in the Jamabandi on 3 February 1994 recording that pursuant to death of Bharta Ram son of Kudiya his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0) has devolved in favour of Tofli (widow), Sujan Singh, Ramniwas (sons), Ramkali, Sona, Kastoori, Lali, Burfi (daughters) of Bharta Ram.

Mutation No. 1478 (Vasika No. 9617 dated 08.02.1994) has been entered in the Jamabandi on 29th April 1994 recording that Bhupan son of Data Ram, has sold his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Vibha Chadha wife of Randhir Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1479 (Vasika No. 9629 dated 08.02.1994) has been entered in the Jamabandi on 29 April 1994 recording that Jagdish son of Bhule, has sold his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Vibha Chadha wife of Randhir Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1480 has been entered in the Jamabandi on 29th April 1994 recording that Tofli (widow), Sujan Singh, Ramniwas (sons), Ramkali, Sona, Kastoori, Lali, Burfi (daughters) of Bharta Ram, has sold his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Banarsi Dass Chadha son of Savaya Ram Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1481 (Vasika No. 9608 dated 08.02.1994) has been entered in the Jamabandi on 29th April 1994 recording that Atar Singh son of Kudiya, has sold his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Vibha Chadha wife of Randhir Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1483 (Vasika No. 9607 dated 1994) has been entered in the Jamabandi (Record of Rights) on 29 April 1994 recording that Harphool, son of Data Ram, has sold his share i.e. 1/6 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in

favour of Banarsi Dass Chadha son of Savaya Ram Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1484 (Vasika No. 11180 dated 23.03.1994) has been entered in the Jamabandi on 29th April 1994 recording that Sarjeet son of Sish Ram, has sold his share i.e. 1/24 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Banarsi Dass Chadha son of Savaya Ram Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Mutation No. 1486 (Vasika No. 9619 dated 1994) has been entered in the Jamabandi (Record of Rights) on 29 April 1994 recording that Birbal, Khem Chand, Daya Chand sons of Sish Ram, has sold his share i.e. 1/8 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of Banarsi Dass Chadha son of Savaya Ram Chadha, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 1994-95:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Banarsi Dass Chadha son of Savaya Ram Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

IN JAMABANDI YEAR 1999-2000:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Banarsi Dass Chadha son of Savaya Ram Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

IN JAMABANDI YEAR 2004-05:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Banarsi Dass Chadha son of Savaya Ram Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

Mutation No. 2493 (Vasika No. 19130 dated 24.12.2004) has been entered in the Jamabandi (Record of Rights) on 21 September 2007 recording that **Banarsi Dass Chadha** son of Savaya Ram Chadha, has gifted his share i.e. 1/2 share in land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0), in favour of **Randhir Chadha** son of Banarsi Dass Chadha by virtue of Gift Deed registered with the office of jurisdictional Sub-Registrar.

IN JAMABANDI YEAR 2009-10:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Randhir Chadha son of Banarsi Dass Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

IN JAMABANDI YEAR 2014-15:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Randhir Chadha son of Banarsi Dass Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

IN JAMABANDI YEAR 2019-20:

Vibha Chadha wife of Randhir Chadha (1/2 share)
Randhir Chadha son of Banarsi Dass Chadha (1/2 share)
are recorded as owners of land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0).

Mutation No. 3301 has been entered in the Jamabandi (Record of Rights) on 21 July 2022 recording that pursuant to death of **Vibha Chadha** wife of Randhir Chadha her Land being Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0) has devolved upon **Randhir Chadha** son of Banarsi Dass Chadha, **Gaurav Chadha** (son), **Shruti Chopra** (daughter) of Vibha Chadha.

Mutation No. 3474 (Vasika No. 4830 dated 15.07.2024) has been entered in the Jamabandi on 29th July, 2024 recording that Randir Chadha (husband), Gaurav Chadha (son) and Shruti chopra (daughter) of Vibha Chadha has sold their complete share in land bearing Rectangle No. 41 Killa No. 11(8-16), 20(8-0), Rectangle No. 42 Killa No. 16(2-0) in favour of Birla Estates Private Limited, by virtue of Sale Deed registered with office of jurisdictional Sub-Registrar.

Conclusion:

Birla Estates Private Limited
is recorded as owners in possession of Land 4.

PRESENT OWNER OF THE SUBJECT LANDS:

The Land 1, Land 2 and Land 3 are exclusively owned by **Birla Estates Private Limited** by virtue of sale deed registered at office of sub registrar, Kadipur as document no. 5026 dated 15.07.2024 and mutation no. 4694 of village Begampur Khatola.

Whereas, Land 4 is also exclusively owned by **Birla Estates Private limited** by virtue of sale deed registered at office of sub registrar, Badshahpur as document no. 4830 dated 15.07.2024 and mutation no. 3474 of village Fazilpur Jharsa.

POSSESSION:

As per revenue records, Birla Estates is recorded as owner in possession of Subject Lands.

LICENSE:

License No. 72 of 2025 vide Endst. No. LC-5455/JE(RK)/2025/ 19199-214 dated 22.05.2025 has been granted by the Department of Town and Country Planning, Haryana to Birla Estates Private Limited for setting up of a Group Housing Colony under TOD Policy- 2016 over an area admeasuring 5.075 acres situated in the revenue estate of village Fazilpur Jharsa and Begampur Khatola, sector- 71, Gurugram-Manesar Urban Complex. The License is valid upto 20.05.2030.

DEVELOPER OF THE PROJECT:

Birla Estates Private Limited is developing a Group Housing Colony under TOD Policy- 2016 on the subject Lands.

LITIGATION:

It is further certified and confirmed that at present no litigation/claim exists or is pending on the Subject Lands with respect to the title of the scheduled land, in the records of concerned Sub – Registrar Office.

DUES OUTSANDING:

Since the license has been granted in respect of Subject Lands, revenue lagan is not required to be paid.

NON-ENCUMBRANCE CERTIFICATE:

Non-Encumbrance certificate in respect of Land 1, Land 2 and Land 3 has been issued on 19.09.2025 by The Tehsildar, Kadipur.

Whereas, Non-Encumbrance certificate in respect of Land 4 has been issued on 18.09.2025 by The Tehsildar, Badshahpur.

CONCLUSION:

Birla Estates Private Limited is the present owner in possession of Subject Lands and holds license no. 72 of 2025 for the development of group housing colony under TOD- 2016 over the Subject Lands.

ASHOK KUMAR
Advocate.
P/2691/2014

ANNEXURE-A

Inspection Slip

(Second party copy) B Book Receipt for Non Registration Purpose 16-09-2025

No:2360

Sub Register Office :बादशाहपुर

Date :16-09-2025

Received with Thanks from Prince Dhariwal Adv 2017 to 2025 resident of ggm sum of rs ten
on account of Inspection charges.

Rs.10

(Incharge)

No:1853

Sub Register Office :कादीपुर

Date :17-09-2025

Received with Thanks from Prince Dhariwal Adv resident of Gurugram 2017-2025 sum of rs fifteen
on account of Inspection charges.

Rs.15

(Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose 19-09-2025

No:15593

Sub Register Office :गुरुग्राम

Date :19-09-2025

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

Rs.25

(Incharge)

तहसीलदार
गुरुग्राम

ASHOK KUMAR
Advocate
P/2691/2014