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Enrolment No. P/1379/1998



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Date : 18.02.2026

To whom it may concern

Sub:- Non Encumbrance-cum-search report on the title to the property/Land Land bearing Rect. No. 21, Killa No. 23/2Min(1-12), Rect. No. 29, Killa No. 2(8-0), 3/2Min(1-6), Rect. No. 21, Killa No. 23/1Min(1-4), Rect. No. 3/1(2-0), 8Min(1-5) Rect. No. 29, Killa No. 9(7-4), 12Min(6-15), Rect. No. 29, Killa No. 10/1(3-8), 10/2(1-0), 10/3(1-12), 10/4(2-0), 11(8-0), 19Min(2-16-5), Rect. No. 30, Killa No. 6(9-9), 15(8-0), Rect. No. 29, Killa No. 21(8-0), 22Min(1-6), Rect. No. 30, Killa No. 17/2(1-2), 24(8-0), 25(8-0), Rect. No. 36, Killa No. 4/1(4-0) total admeasuring 95 Kanal 19.5 Marla (11.9968) situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

Name of Owners :-

1. G.P. Realtors Pvt Ltd.,
2. M/s Mews Conbuild Pvt Ltd..
3. M/s Penoply Probuild Pvt. Ltd
4. M/s Yule Propbuild Pvt Ltd.
5. Commander Realtors Pvt. Ltd
6. Fiverivers Township Pvt Ltd.
7. Fiverivers Developers Pvt Ltd.

Sir,

(A) Description of the documents scrutinized

Sr. No.	Name of Document	Whether original/No. Certified/Attested
1.	Jamabandi for the year 2019-2020 of Village Behrampur.	Certified

(B) Description of the Land

Land bearing Rect. No. 21, Killa No. 23/2Min(1-12), Rect. No. 29, Killa No. 2(8-0), 3/2Min(1-6), Rect. No. 21, Killa No. 23/1Min(1-4), Rect. No. 3/1(2-0), 8Min(1-5) Rect. No. 29, Killa No. 9(7-4), 12Min(6-15),



Rect. No. 29, Killa No. 10/1(3-8), 10/2(1-0), 10/3(1-12), 10/4(2-0), 11(8-0), 19Min(2-16-5), Rect. No. 30, Killa No. 6(9-9), 15(8-0), Rect. No. 29, Killa No. 21(8-0), 22Min(1-6), Rect. No. 30, Killa No. 17/2(1-2), 24(8-0), 25(8-0), Rect. No. 36, Killa No. 4/1(4-0) total admeasuring 95 Kanal 19.5 Marla (11.9968) situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

(C) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

That as per Jamabandi for the year 2009-10, 2014-15 & 2019-20, G.P. Realtors Pvt Ltd. is the owner in possession of land bearing Khewat No. 137, Khatoni No. 179, Rect. No. 21, Killa No. 17/2(2-5), 23/2(5-5), Rect. No. 29, Killa No. 3/2(6-0), Khasra No. 235(0-2) total field 13 Kanal 12 Marla and Khewat No. 202, Khatoni No. 246, Rect. No. 12, Killa No. 16/1/2(3-7), Rect. No. 26, Killa No. 9/1(4-13), 11(8-0), 12/1(5-0), 19/2(5-0), 20(8-0), 21(8-0), 22/1(5-0), Rect. No. 29, Killa No. 1(5-13), 2(8-0), total fields 11 and land measuring 63 Kanal 11 Marla total admeasuring 77 Kanal 3 Marla situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

Similarly M/s Mews Conbuild Pvt Ltd. is the owner in possession of land bearing Khewat No. 141, Khatoni No. 183, Rect. No. 21, Killa No. 23/1(1-8), Rect. No. 29, Killa No. 3/1(2-0) total field 3 Kanal 8 Marla and Khewat No. 170, Khatoni No. 213, Rect. No. 29, Killa No. 8(8-0), total fields 1 and land measuring 8 Kanal 0 Marla, total admeasuring 11 Kanal 8 Marla situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

Similarly M/s Penoply Probuild Pvt. Ltd is the owner in possession of land bearing Khewat No. 198, Khatoni No. 242, Rect. No. 11, Killa No. 18/2(5-12), 19(7-12), 23/1(5-12), Rect. No. 29, Killa No. 9(7-4), 12(7-12), total



fields 5 and land measuring 33 Kanal 12 Marla, situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

Similarly M/s Yule Propbuild Pvt Ltd. is the owner in possession of land bearing Khewat No. 16, Khatoni No. 24, Rect. No. 29, Killa No. 11(8-0), 13/1(7-4), 19(8-0), 20(8-0) 21(8-0) 22(8-0) Rect. No. 30, Killa No. 6(9-0), 15(8-0), 16(8-0) 17/2(1-2), 24(8-0) 29(8-0) Rect. No. 36, Killa No. 4/1(4-0), Khatoni No. 55, Rect. No. 29, Killa No. 13/2(0-7), total fields 14 and land measuring 94 Kanal 2 Marla, situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

Similarly M/s Mews Conbuild Pvt Ltd. 1/2 share, Commander Realtors Pvt. Ltd 1/16 share, Fiverivers Township Pvt Ltd. 2/5 share & Fiverivers Developers Pvt Ltd. 3/80 share are the owners in joint possession of land bearing Khewat No. 171, Khatoni No. 214, Rect. No. 29, Killa No. 10/1(3-8), 10/2(1-0), 10/3(1-12), 10/4(2-0), total fields 4 and land measuring 8 Kanal 0 Marla, situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram.

That as per record Section 6 has been implemented on Khewat. No.137, Khatoni No. 179, Rect. No. 21, Killa No. 23Min(3-4), and Kewat No. 141, Khatoni No. 183, Rect. No. 21, Killa No. 23Min(3-4), Rect. No. 29, Killa No. 3Min(5-12), and Khewat No. 16, Khatoni No. 54, Rect. No. 29, Killa No. 19Min, 22Min.

That Director Town and Country Planning issued a license No. 57 of 2025 dated 17.04.2025 regarding the land Rect. No. 21, Killa No. 23/2Min(1-12), Rect. No. 29, Killa No. 2(8-0), 3/2Min(1-6), Rect. No. 21, Killa No. 23/1Min(1-4), Rect. No. 3/1(2-0), 8Min(1-5) Rect. No. 29, Killa No. 9(7-4), 12Min(6-15), Rect. No. 29, Killa No. 10/1(3-8), 10/2(1-0), 10/3(1-12), 10/4(2-0), 11(8-0), 19Min(2-16-5), Rect. No. 30, Killa No. 6(9-9), 15(8-0), Rect. No. 29, Killa No. 21(8-0), 22Min(1-6),



Rect. No. 30, Killa No. 17/2(1-2), 24(8-0), 25(8-0), Rect. No. 36, Killa No. 4/1(4-0) total admeasuring 95 Kanal 19.5 Marla (11.9968) situated within the revenue estate of Village Behrampur, Tehsil Wazirabad, District Gurugram

(E) Encumbrance Certificate

That I have inspected the record for the last 13 years in the office of Sub Registrar Office Gurugram & Wazirabad regarding the above said land and found that the applicants are absolute owners in joint possession of the above said land and the above land is not belongs to Any Gram Panchayat or any other Govt. Department and the above land is free from sorts of encumbrances.

(F) Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.

(G) Opinion of the lawyer

That in my opinion the above stated land of the applicants is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said applicants have absolute and clear marketable title in the above said plot given in schedule B of this search report.

Sincerely

Chand Parkash Batheja
Advocate

Enrolment No. P/1379/1998