

# **RAVINDER SINGH**

Advocate

Enrolment No. D / 1337 / 2001

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Cell 091- 9958605577, 9868447040

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**Due Diligence : M/s Pioneer Urban Land & Infrastructure Ltd.**

## **INTRODUCTION**

### **(A) General Scope of Work**

This title search report has been prepared for M/s Pioneer Urban Land & Infrastructure Ltd. having its Regd. Office at A-22, Green Park, New Delhi, formerly known as Pioneer Proffin Ltd. (Hereinafter referred to as PIONEER). Our scope of work involved title investigation of the last 12 years for the Land admeasuring 4.4 Acres covered in Project being developed by PIONEER under the name of '**PRESIDIA**' in the revenue estate of Village Ghata, Tehsil Sohna, District Gurugram, Haryana and to prepare and submit a Title Search Report for last 12 years, to PIONEER.

### **(B) Methodology**

Based upon the aforementioned scope of work, we have perused various documents and caused searches to be made at various offices as stated in this Report.

The key representative of PIONEER with whom we interacted, and who provided us with information, is Mr. Manit Jaju, President through Mr. Ved Prakash, Revenue Officer(Patwari), M/s Pioneer Urban Land & Infrastructure Ltd.

### **(C) Scope Limitation**

The scope of our review is limited by the following general parameters:



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**Office:** Ch. No. 79-80, Saheed Sukhdev Singh Block, Near Gate No.1,  
District Courts, Gurugram, Haryana-122001.

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1. We have assumed that the documents perused by us are copy(ies) of the original version(s).
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for review, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. We have conducted searches at various offices as stated in the Report. Since valuation of the said Land (as defined hereunder in this Report) is not part of our scope of work, we have not examined the value of the said Land (as defined hereunder in this Report).
5. Our review is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
6. The decision of proceeding with or consummating any transaction lies solely with PIONEER or its client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether PIONEER or its client should (or should not) consummate any transaction.

**(D) REPORT:**



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We have been handed over with Sale Deeds, Jamabandi for year 2001-02 & 2006-07 and mutations pertaining to Land covered under the Project PRESIDIA having Rect./Killa No. 56//6, 56//15, 56//16, 56//17, 56//23, 56//24, 56//25, 57//10/1, 57//10/2, 57//10/3, 57//11/1 & 11/2, 57//20/1, 57//20/2, 57//21/1 & 65//4, situated within the revenue estate of Village Ghata, Tehsil Sohna, District Gurugram, Haryana (hereinafter referred as **said Land**).

The details of each sale deed have been discussed hereunder

**1. Sale deeds bearing Vasika no 5521 dated 22/12/2005**

**Vendor :** Sh. Beghraj s/o Madan Lal S/o Sh. Badle resident of Village Ghata, Gurugram, to the extent of 1/4<sup>th</sup> share.

**Vendee :** M/s Pioneer Proffin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 139/143. However only land comprised in Rectangle no. 56 Killa No. 6(8-0), 15(8-0), 16(8-0), 17(8-0) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//6(0K-12M), 15(3K-2M), 16(6K-5M) & 17(4K-8M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 5521 dated 22/12/2005.

**2. Sale deed bearing Vasika no 5907 dated 06/01/2006**

**Vendor :** Sh. Mahesh Kumar s/o Madan Lal S/o Sh. Badle resident of Village Ghata, Gurugram, to the extent of 1/4<sup>th</sup> share.

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**Vendee :** M/s Pioneer Proffin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 139/143. However only land comprised in Rectangle no. 56 Killa No. 6(8-0), 15(8-0), 16(8-0), 17(8-0) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//6(0K-12M), 15(3K-2M), 16(6K-5M) & 17(4K-8M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 5907 dated 06/01/2006.

### **3. Sale deed bearing Vasika no 6269 dated 20/01/2006**

**Vendors :** Chandgi Ram –Pratap Singh S/o Sh. Shiv Charan, resident of Village Ghata, Gurugram, to the extent of 1/2 share.

**Vendee :** M/s Pioneer Proffin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 118/122. However only land comprised in Rectangle/Killa No. 53//23(8-0), 56//2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 12(8-0), 13(8-0), 14/1(1-0), 18(7-18), 19(8-0), 22(5-03), 23(3-06), 24(7-18), 25(8-0), 57//21/1(3-0), 64//1/1(1-6), 65//4(3-0), 5(7-11) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//23(0K-13M), 24(7K-11M), 25(6K-0M), 57//21/1(1K-9M) & 65//4(0K-3M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 6269 dated 20/01/2006.

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**4 Sale deed bearing Vasika no 6377 dated 25/01/2006**

**Vendors :** Dharam Pal-Jagan Singh-Om Prakash all Ss/o Sh. Tirkha, resident of Village Ghata, Gurugram, to the extent of 1/2 share.

**Vendee :** M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 118/122. However only land comprised in Rectangle/Killa No. 53//23(8-0), 56//2(8-0), 3(8-0), 8(8-0), 9(8-0), 10(8-0), 12(8-0), 13(8-0), 14/1(1-0), 18(7-18), 19(8-0), 22(5-03), 23(3-06), 24(7-18), 25(8-0), 57//21/1(3-0), 64//1/1(1-6), 65//4(3-0), 5(7-11) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//23(0K-13M), 24(7K-11M), 25(6K-0M), 57//21/1(1K-9M) & 65//4(0K-3M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 6377 dated 25/01/2006.

**5 Sale deed bearing Vasika no 7178 dated 06/03/2006**

**Vendors :** Om Prakash-Satbir Singh-Karam Chand-Ravinder Kumar, all sons of Balbir Singh and Suraj Mal-Gaje Singh-Ramesh Chand sons of Ram Swarup resident of Village Ghata, Gurugram.

**Vendee :** M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 140/144. However only land comprised in Rectangle/Killa No. 57//19(8-0), 20/1(6-16), 21/2(4-14), 22(6-01), 23(3-13) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group

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Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 57//20/1(0K-2M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 7178 dated 06/03/2006.

**6 Sale deed bearing Vasika no 401 dated 25/04/2006**

**Vendor :** Sh. Rajesh Kumar s/o Madan Lal S/o Sh. Badle resident of Village Ghata, Gurugram, to the extent of 1/4<sup>th</sup> share.

**Vendee :** M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 139/143. However only land comprised in Rectangle no. 56 Killa No. 6(8-0), 15(8-0), 16(8-0), 17(8-0) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//6(0K-12M), 15(3K-2M), 16(6K-5M) & 17(4K-8M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 401 dated 25/04/2006.

**7 Sale deed bearing Vasika no 2213 dated 17/07/2006**

**Vendors :** Sandeep Kumar-Pradeep Kumar-Sareen Kumar S/o Sh. Madan Lal s/o Badle resident of Village Ghata, Gurugram, to the extent of 1/6<sup>th</sup> share.

**Vendee :** M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

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**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 159/164. However only land comprised in Rectangle no. 56 Killa No. 7/2(4-13), 14/2(7-0), 57//10/1(4-18), 20/2(1-04) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 57//10/1(0K-2M) & 20/2(0K-10M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 2213 dated 17/07/2006.

## **8. Sale deed bearing Vasika no 2214 dated 17/07/2006**

**Vendors :** Smt. Santra w/o Begh Raj, Smt. Raj Bala w/o Rajesh Kumar, Smt. Kaushalya w/o Mahesh Kumar, resident of Village Ghata, Gurugram.

**Vendee :** M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details :** The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 6/7 & 10/11. However only land comprised in Rectangle no. 57 Killa No. 9/2(3-10), 10/3(0-11), 11/1(3-0), 11/2(5-0), 12/1(2-0), 12/2(6-0) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 57//10/3(0K-7M), 11/1(1K-12M), 11/2(1K-2M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 2214 dated 17/07/2006.

## **9. Sale deed bearing Vasika no 2215 dated 17/07/2006**

**Vendor :** Sandeep Kumar S/o Sh. Madan Lal s/o Badle resident of Village Ghata, Gurugram, to the extent of 38/51<sup>th</sup> share.

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**Vendee** : M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details** : The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 3/4. The land comprised in Rectangle no. 57 Killa No. 10/2(2-11) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa number, only land admeasuring 1K-6M is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 2215 dated 17/07/2006.

**10. Sale deed bearing Vasika no 3219 dated 31/08/2006**

**Vendor** : Narender s/o Laxman Singh to the extent of 1/4<sup>th</sup> share, Bhim Singgh s/o Jagmal to the extent of 1/4<sup>th</sup> share resident of Village Ghata, Gurugram.

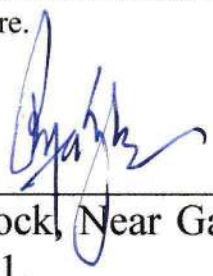
**Vendee** : M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details** : The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 3/4. However only land comprised in Rectangle no. 57 Killa No. 10/2/2(1-06) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa number, only land admeasuring 1K-6M is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 3219 dated 31/08/2006.

**11. Sale deed bearing Vasika no 6189 dated 18/01/2006**

**Vendor** : Sandeep Kumar-Pardeep Kumar-Sareen Kumar s/o Madan Lal, resident of Village Ghata, Gurugram, to the extent of 1/4<sup>rd</sup> share.



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**Vendee** : M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details** : The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 139/143. However only land comprised in Rectangle no. 56//6(8-0), 15(8-0), 16(8-0) 17(8-0) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//6(0K-12M), 15(3K-2M), 16(6K-5M) & 17(4K-8M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 6189 dated 18/01/2006.

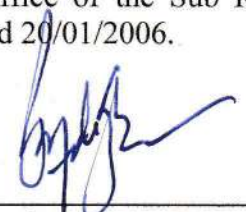
## **12. Sale deed bearing Vasika no 6269 dated 20/01/2006**

**Vendor** : Chandgi Ram- Partap Singh both S/o Shiv Charan, resident of Village Ghata, Gurugram, to the extent of 1/2 share.

**Vendee** : M/s Pioneer Profin Ltd. now known as Pioneer Urban Land & Infrastructure Ltd.

**Land details** : The Sale Deed includes various killa numbers of Land comprised in Khewat/Khata No. 118/122. However only land comprised in Rectangle no. 53//23(8-0), 56//2(8-0), 56//3(8-0), 56//8(8-0), 56//9(8-0), 56//10(8-0), 56//12(8-0), 56//13(8-0), 56//14/1(1-0), 56//18(7-18), 56//19(8-0), 56//22(5-3), 56//23(3-6), 56//24(7-18), 56//25(8-0), 57//21/1(3-0), 64//1/1(1-6), 65//4(3-10), 65//5(7-11) is covered under the License No. 268 of 2007 granted to PIONEER for development of Group Housing. However out of the above mentioned Rect./Killa numbers, only land comprised in Rect./Killa No. 56//23(0K-13M), 24(7K-11M), 25(6K-0M), 57//21/1(1K-9M) & 65//4/1(0K-3M) is covered under the Project PRESIDIA and is under the scope of present report. The details of other killa numbers mentioned in the sale deed are not required to be mentioned to lessen the confusion.

The aforesaid sale deed is duly registered at the office of the Sub Registrar, Gurugram, of assurances bearing Vasika no 6269 dated 20/01/2006.



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The report is prepared after going through the Jamabandi(s) from year 2001-02 to till date. The last available Jamabandi for Village Ghata, Tehsil Sohna, District Gurugram, is of year 2011-12. Further the above 44 killa numbers as mentioned above are covered in various Khewat/ Khata numbers. In above circumstances, we are providing the reports under/ according to respective Khewat/Khata.

## **PART-I**

### **CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 139/143 COMPRISING LAND BEARING RECT./KILLA NO. 56//6, 15, 16 & 17:**

#### ***AS PER JAMABANDI FOR YEAR 2001-02:***

Sh. Madan Lal s/o Sh. Badle & Sh. Beghraj-Rajesh Kumar-Mahesh Kumar sons of Sh. Madan Lal, were owner in possession to the extent of 1/4<sup>th</sup> share each, in Khewat/Khata no. 139/143 having total land of 136 Kanal which includes the land having Rect/Killa No. **56//6, 15, 16 and 17**. There are 8 mutation and 4 rapats which are endorsed in above Jamabandi. The mutation no. 1526 pertains to sale of 1/4<sup>th</sup> share by Mr. Rajesh Kumar s/o Madan Lal vide sale deed bearing Vasika No. 401 dated 25.04.05 in favour of PIONEER. The mutation No. 1553 pertains to recording of name change of the Company i.e. M/s Pioneer Profin to M/s Pioneer Urban Land and Infrastructure Ltd. The mutation no. 1265 pertains to change of ownership from Madan Lal to Sandeep-Pradeep-Sareen all sons of Madan Lal through Court Order having case no. 1159/97 decided on 20/05/1997. The Mutation no. 1483 pertains to sale by Sandeep-Pradeep-Sareen for their 1/4<sup>th</sup> share in total Khewat in favour of PIONEER vide Vasika No. 6189 dated 18.01.2006. The Mutation No. 1484 pertains to sale by Beghraj s/o Madan Lal for his 1/4<sup>th</sup> share in total Khewat in favour of PIONEER vide Vasika No. 5521 dated 22/12/2005. The mutation no. 1485 pertains to sale by Mahesh Kumar s/o Madan Lal for his 1/4<sup>th</sup> share in total Khewat in favour of PIONEER vide Vasika No. 5907 dated 06/01/2006. The mutation No. 1756 pertains to acquisition which does not include the land under the scope of present report. The Rapat no. 617, 1233, 1257 and 1677 pertains to the acquisition proceedings which does not include the land under the scope of present report.

#### ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 141/143:***

M/s Pioneer Profin Ltd. is recorded as owner to the extent of 3/4<sup>th</sup> share in the column of ownership and M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as owner to the extent of 1/4<sup>th</sup> share of Land having Rect./Killa No. **56//6, 15, 16, 17** in the Khewat in the present jamabandi. The mutation no. 1756 endorsed in the present jamabandi has already been dealt with

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in the report for previous jamabandi. The rapat no. 617, 1233, 1257 & 1677 pertains to acquisition proceedings of the land which does not include the land in question.

**AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 168/170:**

M/s Pioneer Profin Ltd. is recorded as owner to the extent of 3/4<sup>th</sup> share in the column of ownership and M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as owner to the extent of 1/4<sup>th</sup> share of Land having Rect./Killa No. **56//6, 15, 16 and 17** in the Khewat in the present jamabandi.

## **CONCLUSION**

In view of the facts narrated herein above, the title of the land covered under the Project 'PRESIDIA' comprised in Rect./Killa No. **56//6(0K-12M), 15(3K-2M), 16(6K-5M) and 17(4K-8M)** appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd.(formerly known as Pioneer Profin Ltd.). On inspection of the land record and the mutations detailed herein above, M/s Pioneer Urban Land and Infrastructure Ltd. is the recorded owner in possession of the said Land.

## **PART-II**

**CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 159/164 COMPRISING LAND BEARING RECT./KILLA NO. 57//10/1, 20/2:**

**AS PER JAMABANDI FOR YEAR 2001-02:**

Sh. Pratap Singh-Kartar Singh sons of Madan Lal to the extent of 1/6<sup>th</sup> share, Smt. Daulti daughter of Sh. Sahmal to the extent of 1/3<sup>rd</sup> share and Smt. Daulti w/o Madan Lal to the extent of 1/2 share, were owner in possession in Khewat/Khata no. 159/164 having total land of 71 Kanal 06 Marla which includes the land having **Rect./Killa No. 57//10/1, 20/2**. There are 6 mutation and 4 rapats are endorsed in above Jamabandi. The mutation no. 1266 pertains to change in ownership from Smt. Daulti d/o Shahmal & wife of Madan lal for her 5/6<sup>th</sup> share to Sandeep Kumar-Pradeep Kumar-Sareen Kumar all sons of Madan Lal vide court order passed in Civil Suit No. 133 dated 15.09.1997 passed Smt. Aradhana Sahni, Civil Judge (Senior Division), Gurgaon. The mutation No. 1504 pertains to sale by Sandeep-Pradeep-Sareen all sons of Madan Lal for their 5/6<sup>th</sup> share in 60 Kanal 07 Marla i.e. 50 Kanal 05 Marla in favour of PIONEER vide Vasika No. 6709 dated 09/02/2006. The Mutation No. 1541 pertains to change in ownership from

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Smt. Daulti d/o Shahmal & wife of Madan lal for her 1/6<sup>th</sup> share to Sandeep Kumar-Pradeep Kumar-Sareen Kumar all sons of Madan Lal vide court order passed in Civil Suit No. 133 dated 15.09.1997 passed Smt. Aradhana Sahni, Civil Judge (Senior Division), Gurgaon. The mutation no. 1570 pertains to sale by Sandeep Kumar-Pardeep Kumar-Sareen Kumar all sons of Madan Lal for their 1/6<sup>th</sup> share in 60 Kanal 07 Marla i.e. 50 Kanal 05 Marla in favour of PIONEER vide Vasika No. 2213 dated 17/07/2006 and their full share in land having Rect./Killa No. 57//10/1(4-18), 20/2(1-4). The mutation No. 1553 pertains to name change of company from M/s Pioneer Profin Ltd. to M/s Pioneer Urban Land & Infrastructure Ltd. The Rapat no. 1233, 1257, 617, 1380, 1302 pertains to the acquisition proceedings which does not include the land which is under the scope of present report.

## ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 140/142:***

M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as sole owner of Land having Rect./Killa No. **Rect./Killa No. 57//10/1 & 20/2** in the Khewat/Khata No. 140/142 in the present jamabandi.

## ***AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 167/169:***

M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as sole owner of Land having Rect./Killa No. **Rect./Killa No. 57//10/1 & 20/2** in the Khewat/Khata No. 167/169 in the present jamabandi.

## **CONCLUSION**

In view of the facts narrated herein above, the title of the land in respect to above **Rect./Killa No. 57//10/1(0K-2M) & 20/2(0K-10M)** appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd.(formerly known as Pioneer Profin Ltd.). On inspection of the land record and the mutations detailed herein above, M/s Pioneer Urban Land and Infrastructure Ltd. is the recorded owner in possession of the said Land.

## **PART-III**

**CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 118/122 COMPRISING LAND BEARING RECT./KILLA NO. 56//23, 24, 25, 57//21/1, 65//4:**

***AS PER JAMABANDI FOR YEAR 2001-02:***



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Sh. Chandiram-Pratap Singh sons of Shiv Charan- to the extent of 1/2<sup>nd</sup> share, Dharampal-Jagan Singh-Om Parkash all sons of Tirkha to the extent of 1/2<sup>nd</sup> share, were owner in possession in Khewat/Khata no. 118/122 having total land of 157 Kanal 01 Marla which includes the land having **Rect./Killa No. 56//23, 24, 25, 57//21/1, 65//4**. There are 3 mutation and 3 rapats are endorsed in above Jamabandi. The mutation no. 1481 pertains to sale by Chandgi Ram-Partap Singh for their 1/2<sup>nd</sup> share in land admeasuring 143 Kanal 06 Marla in favour of M/s Pioneer Profin Ltd. vide Vasika No. 6269 dated 20/01/2006. The mutation No. 1482 pertains to sale by Dharam pal-Jagan Singh-Om Parkash all sons of Tirkha for their 1/2<sup>nd</sup> share in land admeasuring 143 Kanal 06 Marla in favour of M/s Pioneer Profin Ltd. vide Vasika No. 6377 dated 25/01/2006. The mutation No. 1553 pertains to name change of company from M/s Pioneer Profin Ltd. to M/s Pioneer Urban Land & Infrastructure Ltd. The Rapat no. 617 dated 31.12.2008 pertains to the notification under Sec 4 of L. A. Act for various Killa Numbers. The rapat no. 1302 dated 10.10.2009 pertains to notification u/s Sec. 4 under L. A. Act which includes 56//3min(4-18). The rapat no. 1380 pertains to issuance of notification under Sec. 6 of L. A. Act with respect to other land.

## ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 142/144:***

M/s Pioneer Profin Ltd. is recorded as owner in the column of ownership including land **Rect./Killa No. 56//23, 24, 25, 57//21/1, 65//4** in the present jamabandi. There are rapat's bearing no. 617, 1302, 1380 which are endorsed in the present jamabandi and the same has already been dealt with.

## ***AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 169/171:***

M/s Pioneer Profin Ltd. is recorded as owner in the column of ownership of various parcels of land including Land having **Rect./Killa No. 56//23, 24, 25, 57//21/1, 65//4**, in the Khewat in the present jamabandi.

## **CONCLUSION**

In view of the facts narrated herein above, the title of the land covered under the Project PRECIDIA in respect to above **Rect./Killa No. 56//23(0K-13M), 24(7K-11M), 25(6K-0M), 57//21/1(1K-9M) and 65//4(0K-3M)** appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd.(formerly known as Pioneer Profin Ltd.). On inspection of the land record and the mutations detailed herein above, M/s Pioneer Urban Land and Infrastructure Ltd. is the recorded owner in possession of the said Land.



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## **PART-IV:**

### **CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 3/3 & 4 COMPRISING LAND BEARING RECT./KILLA NO. 57//10/2:**

#### ***AS PER JAMABANDI FOR YEAR 2001-02:***

As per Jamabandi for the year 2001-02, Sh. Ram Pal s/o Sh. Amar Singh is owner in possession to the extent of 1/2<sup>th</sup> share and Jai Chand-Bhim Singh-Brahm Singh-Mahabir Singh all sons of Jagmal Singh are owner in possession to the extent of 1/2 share, in Khata no.3. Whereas in Khata No. 4 the aforesaid owners are coming as an owner in the same ratio but Budhi Ram- Harchandi-Turmal, all sons of Mathura have been shown to be possession of land having only Rect./Killa no. 57//10/2 comprised in Khata no.4. There are 15 mutations which are endorsed in above Jamabandi. The mutation no. 1253 pertains to Taksim whereby Ram Pal son Amar Singh got the ownership with specific killa numbers which includes 57//10/2/1(1-06) and Jai Chand-Bhim Singh-Birhm Singh-Mahabir Singh sons of Jagmal Singh got the ownership of various killa numbers which includes Killa no. 57//10/2/2(1-06). The mutation no. 1282 pertains to sale vide Vasika No. 2297 dated 04/02/2003 by Birhm Singh s/o Jagmal for his 1/4<sup>th</sup> share out of 1K-06M in favour of Narender S/o Laxman Singh which includes the Killa no. 57//10/2/2. The mutation no's. 1310, 1311, 1415, 1457, 1466, 1515 pertains to sale which does not includes the land under the scope of present report. The mutation no's. 1477, 1478 pertains to exchange of land which does not includes the land under the scope of present report. The mutation no.1492 pertains to release of right in some land which is not under the scope of present report. The mutation no. 1533 pertains to sale by Ram Pal s/o Amar Singh to the extent of 25/51 share and Jai Chand-Mahabir Singh both sons of Jagmal to the extent of 13/51 share in 57//10/2(2-11), which comes as 1K-18M in favour of Sandeep Kumar s/o Madanlal vide Vasika No. 4356 dated 27/10/2005. The mutation no. 1573 pertains to sale by Sandeep Kumar s/o Madanlal for his 38/51 share in Rect./Killa No. 57//10/2(2-11) i.e. 1K-18M in favour of M/s Pioneer Urban Land & Infrastructure Ltd. vide Vasika no. 2215 dated 17/07/2006. The mutation no. 1600 pertains to sale of land not covered under the scope of present report. The mutation no. 1658 pertains to correction of possessory rights in favour of M/s Pioneer Urban land Infrastructure Ltd. in Khewat/Khata no. 3/4 comprised of Rect./Killa No. 57//10/2(2-11).

#### ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 8/8 having Rect./Killa No. 57//10/2:***

M/s Pioneer Urban Land & Infrastructure Ltd. is recorded as owner in the column of ownership whereas Budhi Ram-Harchandi both sons of Mathura are recorded as Gair Marusian in the

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cultivation column of the Jamabandi. There are 04 mutations endorsed in the present jamabandi out of which 1253, 1533 & 1573 have already been dealt with in previous jamabandi. The mutation no. 1601 pertains to sale by Narender s/o Laxman Singh for his 1/4<sup>th</sup> share in 1K-06M and Bhim Singh s/o Jagmal for his 1/4<sup>th</sup> share in 1k-06M in Rect. //Killa No. 57//10/2/2 in favour of M/s Pioneer Urban Land & Infrastructure Ltd. vide Vasika No. 3219 dated 31.08.2006.

***AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 10/10 having Rect.//Killa No. 57//10/2:***

As per the present jamabandi M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as owner in possession of Land having Rect./Killa No. **57//10/2** in the Khewat. The mutation no. 1658 endorsed in the present jamabandi in already been dealt with in previous jamabandi and the same has already been complied in present jamabandi.

**CONCLUSION**

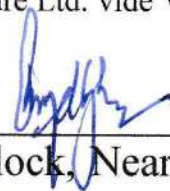
In view of the facts narrated herein above, the title of the land in respect to above Rect./Killa No. **57//10/2(1-06)** appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd. On inspection of the land record and the mutations detailed herein above, M/s Pioneer Urban Land and Infrastructure Ltd. is the recorded owner in possession of the said Land.

**PART-V:**

**CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 6/7 COMPRISING LAND BEARING RECT.//KILLA NO. 57//10/3, 11/1, 11/2:**

***AS PER JAMABANDI FOR YEAR 2001-02:***

As per Jamabandi for the year 2001-02, Smt. Rani Manhar Kumar w/o Amar Singh Rathore is owner in possession, in both the khewat's. There are 02 mutations in both the khewats which are endorsed in above Jamabandi. The mutation no. 1524 pertains to sale by Smt. Rani Manhar Kumari for her full share in both the Khewat/khatas in favour of Smt. Santra w/o Beghraj-Smt. Raj Bala w/o Rajesh Kumar-Smt. Kaushalya w/o Mahesh Kumar vide Vasika No. 4023 dated 14/10/2005. The mutation no. 1572 pertains to sale by Smt. Santra w/o Beghraj-Smt. Raj Bala w/o Rajesh Kumar- Smt. Kaushalya w/o Mahesh Kumar for their whole share in both the Khewat/khatas in favour of M/s Pioneer Urban Land & Infrastructure Ltd. vide Vasika No. 2214 dated 17/07/2006.



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## ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 12/12:***

The present Khewat/Khata number includes all the killa numbers as mentioned in report for previous jamabandi as both the Khewat merged into one khewat. M/s Pioneer Urban Land & Infrastructure Ltd. is recorded as owner-in-possession in the present jamabandi. There are 5 rapats endorsed in the present jamabandi. The rapat no. 617 & 498 is not concerned to the land under the scope of present report. The rapat no. 1233 dated 14/07/2008 pertains to issuance of notification u/s 4 of L. A. Act for Rect./Killa No. 57//12/1, 12/2 & 9/2. The rapat no. 1251 dated 24/07/2008 pertains to issuance of notification u/s 6 of L. A. Act for Rect./Killa No. 57//12/1, 12/2 & 9/2. The rapat no. 277 dated 23/11/2011 pertains to Award of various Killa numbers which does not includes the land under the scope of present report.

## ***AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 15/15:***

As per the present jamabandi M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as owner in possession of Land having Rect./Killa No. **57//10/3, 11/1, 11/2** in the Khewat. There are 15 mutations endorsed in present jamabandi. The mutation no. 1495, 1530, 1513, 1602, 1245, 1462, 1520, 1506, 1518, 1527, 1237, 1532, 1267 & 1524 endorsed in the present jamabandi pertains to land not covered under the scope of present report. The mutation no. 1572 has already been dealt with in previous jamabandies.

## **CONCLUSION**

In view of the facts narrated herein above, the title of the land in respect to above Rect./Killa No. **57//10/3(0K-7M), 11/1(1K-12M), 11/2(1K-2M)** appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd.

## **PART-VI:**

### **CHAIN OF TITLE PERTAINING TO KHEWAT/KHATA NO. 140/144 COMPRISING LAND BEARING RECT./KILLA NO. 57//20/1:**

#### ***AS PER JAMABANDI FOR YEAR 2001-02:***

As per Jamabandi for the year 2001-02, Om Prakash-Satbir Singh-Karamchand-Ravinder Kumar all sons of Balbir Singh, are recorded as owner-in-possession to the extent of 1/4<sup>th</sup> share and Surajmal-Gaje Singh-Ramesh Chand sons of Ram Swarup are recorded as owner-in-possession

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to the extent of 3/4<sup>th</sup> share, in total land admeasuring 206K-15M which includes the Rect./Killa No. 57//20/1. There are 2 Badar endorsed as Badar no. 4 & 21 in the present jamabandi which have no concern with the land under the scope of present report. There are 10 mutations in endorsed in above Jamabandi. The mutation no's. 1362, 1579, 1580, 1581, 1582, 1583, 1673, 1677, are not concerned with the land under the scope of present report. The mutation no. 1502 pertains to sale by Om Prakash-Satbir Singh-Karamchand-Ravinder Kumar all sons of Balbir Singh, to the extent of their 1/4<sup>th</sup> share and Surajmal-Gaje Singh-Ramesh Chand sons of Ram Swarup to the extent of their 3/4<sup>th</sup> share, in specific Rect./Killa No. i.e. 57//18(8-0), 19(8-0), 20/1(6-16), 21/2(4-14), 22(6-01), 23(3-13) total land admeasuring 37K-04M, in favour of M/s Pioneer Urban Land & Infrastructure Ltd. vide Vasika No. 7178 dated 06/03/2006. The mutation No. 1756 pertains to acquisition proceedings. The Rapat no. 455 is also not concerned with the land under the scope of present report. Vide Rapat no. 1233 dated 14/07/2008, notification under Sec. 4 has been recorded for various Killa numbers which includes Rect./Killa no. 57//18, 19, 22 & 23. The rapat no. 1257 dated 24/07/2008 pertains to issuance of notification under Sec. 6 with respect to land bearing Rect./Killa No. 57//18, 19, 22 & 23. The Rapat no. 1302 is not concerned with the land under report. The Rapat no. 1677 dated 12/08/2009, Award has been endorsed for Rect./Killa No. 57//23. The Rapat no. 1380 is also not concerned with the land under consideration in present report.

## ***AS PER JAMABANDI FOR YEAR 2006-07 HAVING KHEWAT/KHATA NO. 160/162:***

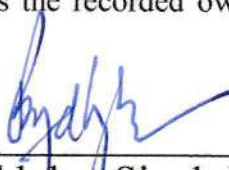
M/s Pioneer Urban Land & Infrastructure Ltd. is recorded as owner-in-possession in the present jamabandi having land admeasuring 66K-06M including the land under consideration in present report. There are 3 rapats endorsed in the present jamabandi which has already been dealt in previous jamabandies.

## ***AS PER JAMABANDI FOR YEAR 2011-12 HAVING KHEWAT/KHATA NO. 191/193:***

As per the present jamabandi M/s Pioneer Urban Land and Infrastructure Ltd. is recorded as owner in possession of Land admeasuring 51K-08M which includes Rect./Killa No. 57//20/1.

## **CONCLUSION**

In view of the facts narrated herein above, the title of the land in respect to above Rect./Killa No. 57//20/1(0K-2M) appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd. On inspection of the land record and the mutations detailed herein above, M/s Pioneer Urban Land and Infrastructure Ltd. is the recorded owner in possession of the above Land.



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## **FINAL CONCLUSION**

In view of the facts narrated herein above, the Land covered under the Project "PRESIDIA" being developed as Group Housing Project in terms of License No. 268/2007 dated 03/12/2007 bearing Rect./Killa No. 56//6(0K-12M), 15(3K-2M), 16(6K-5M), 17(4K-8M), 23(0K-13M), 24(7K-11M), 25(6K-0M), 57//10/1(0K-2M), 10/2(1K-6M), 10/3(0K-7M), 11/1(1K-11M), 11/2(1K-2M), 20/1(0K-2M), 20/2(0K-10M), 21/1(1K-9M) and 65//4(0K-3M) Total land 4.4 Acres, situated within the revenue estate of Village Ghata, Tehsil Sohna, District Gurugram, Haryana (hereinafter referred as said Land) appears to be clear and marketable in favour of M/s Pioneer Urban Land and Infrastructure Ltd. (formerly known as Pioneer Proffin Ltd.).

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

  
**Ravinder Singh**

Advocate

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