

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mail: anurag_raghav@rediffmail.com

Report No. AR-02/20

Date: 10-02-2020

To

M/S PYRAMID HOME DEVELOPERS L.L.P.

- Sub: Legal Opinion-cum-title search report in respect of License land falling in**
- A. Khewat No.116 Khata No.120 Rect. No.25 Kila No.7/2/2(1-11), 13/3(3-7), 14/1/2(3-3) total measuring 8 kannal 01 marla.**
- B. Khewat No.181 Khata No.186 Rect. No.25 Kila No.14/2(4-12), 15(3-8) total measuring 08 kannal 00 marla.**

Situated within the revenue estate of village Ullawas, Tehsil Wazirabad & District Gurgaon.

PRESENT PROPERTY OWNER:

Property mentioned in **clause A** above is presently owned by **M/s Five Rivers Developers Pvt. Ltd. measuring 8 Kannal 01 Marla**

Property mentioned in **clause B** above is presently owned by **M/s Five Rivers Township Pvt. Ltd. measuring 08 kannal 00 marla.**

The aforesaid owner namely M/s Five Rivers Township Pvt. Ltd. have executed a collaboration agreement bearing vasiika no.9528 dt.05-09-19 in favour of M/s Commander Realtors Pvt. Ltd of the land mentioned in clause A & B above and their rights in the land are subject to collaboration agreement in favour of M/s Commander Realtors Pvt. Ltd. The M/s Commander Realtors Pvt. Ltd has further executed

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collaboration agreement of the aforesaid land in favour of M/s Pyramid Home Developers L.L.P vide vasika no.9585 dt.06-09-19 collaboration agreement is valid and subsisting in favour of M/s Pyramid Home Developers L.L.P

PROPERTY DETAILS:

- A. Khewat No.116 Khata No.120 Rect. No.25 Kila No.7/2/2(1-11), 13/3(3-7), 14/1/2(3-3) total measuring 8 kannal 01 marla (B) Khewat No.181 Khata No.186 Rect. No.25 Kila No.14/2(4-12), 15(3-8) total measuring 08 kannal 00 marla situated within the revenue estate of village Ullawas, Tehsil Wazirabad & District Gurgaon.

DOCUMENTS EXAMINED:-

Jamabandi for the year 2012-13, 2007-08, 2002-03 and their mutations.

I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, wazirabad & Sohna and also record of concerned Halqua Patwari since the year 2003 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2002-03

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (A) IS AS UNDER:-

That aforesaid owner **M/s Five Rivers Developers Pvt. Ltd.** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2012-13 & 2007-08.

That aforesaid owner **M/s Five Rivers Developers Pvt. Ltd.** has purchased the aforesaid land falling in khewat no.115 jamabandi year 2002-03(out of land

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measuring 16 kannal) to the extent of $\frac{2}{3}$ rd share i.e 10 kannal 13 marla from Bijender Singh S/o Lakhpat $\frac{1}{3}$ rd share, Amit Kumar, Jitender Singh, Vikky sons Hem Chand $\frac{1}{3}$ rd share in equal share vide sale deed bearing vasika no.3243 dt.02-11-07. The mutation of the same has been sanctioned in revenue records vide mutation no.1884 dt.31-03-08.

That aforesaid owner **M/s Five Rivers Developers Pvt. Ltd.** has purchased the aforesaid land falling in khewat no.115 jamabandi year 2002-03(out of land measuring 16 kannal) to the extent of $\frac{1}{3}$ rd share i.e 05 kannal 07 marla from Giriraj S/o Lakhpat $\frac{1}{3}$ rd share vide sale deed bearing vasika no.2812 dt.01-10-07. The mutation of the same has been sanctioned in revenue records vide mutation no.1886 dt.31-03-08.

That aforesaid Bijender Singh, Giriraj sons Lakhpat $\frac{1}{3}$ rd share each, Amit Kumar, Jitender Singh, Vikky sons Hem Chand $\frac{1}{3}$ rd share in equal share have purchased the land falling in khewat no.115 jamabandi year 2002-03 from Mahipal S/o Ramji Lal vide sale deed bearing vasika no.2161 dt.11-07-05. The mutation of the same has been sanctioned in revenue records vide mutation no.1606 dt.23-11-05.

That aforesaid Mahipal S/o Ramji Lal has purchased the land falling in khewat no.115 jamabandi year 2002-03 from Gautam Parkash Sahni S/o Kishori Lal Sahni

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1/3rd share, Smt.Sheela Kumari Sahni W/o Gautam Parkash Sahni 1/3rd share, Hardeep Sahni S/o Gautam Parkash Sahni 1/3rd share vide sale deed vasika no.1407 dt.03-06-05. The mutation of the same has been sanctioned in revenue records vide mutation no.1605 dt.23-11-05.

That Gautam Parkash Sahni S/o Kishori Lal Sahni 1/3rd share, Smt.Sheela Kumari Sahni W/o Gautam Parkash Sahni 1/3rd share, Hardeep Sahni S/o Gautam Parkash Sahni 1/3rd share are recorded as owners of land in jamabandi for the year 2002-03.

That in the revenue records the name of the company is M/s Five River Developers Pvt. Ltd. and the in the collaboration the name of company is M/s Fiver River Township Pvt. Ltd. The correct name of the company has to be ascertained and rectified accordingly.

That the equitable mortgage over the land vide report no.373 dt.03-01-19 of Rs 2450, 00, 000/- has been cleared and the clearance has been entered in revenue records vide report no.801 dt.09-05-19.

That mutation no.1605, 1606, 1884, 1886, report no.801 dt.09-05-19, 373 dt.03-01-19 are shown in red ink in the jamabandi for the year 2012-13 till 2002-03 which are related to aforesaid land & owner and have been discussed above.

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That report no.920 dt.01-07-19 are shown in red ink in the jamabandi for the year 2012-13 but are not related to aforesaid land & owner and hence have not been discussed above.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (B) IS AS UNDER:-

That aforesaid owner **M/s Five Rivers Township Pvt. Ltd.** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2012-13 & 2007-08.

That aforesaid owner **M/s Five Rivers Township Pvt. Ltd.** has purchased the aforesaid land falling in khewat no.118 jamabandi year 2002-03 measuring 8 kannal from **Rajesh Kumarr Kesari S/o Vishvas Kumar** vide sale deed bearing vasika no.5184 dt.26-02-08. The mutation of the same has been sanctioned in revenue records vide mutation no.1896 dt.31-03-08.

That aforesaid **Rajesh Kumarr Kesari S/o Vishvas Kumar** have purchased the land falling in khewat no.118 jamabandi year 2002-03 from **Jagat Singh S/o Ganga Ram** vide sale deed bearing vasika no.2237 dt.18-02-03. The mutation of the same has been sanctioned in revenue records vide mutation no.1443 dt.10-07-03.

That **Jagat Singh S/o Ganga Ram** is recorded as exclusive owner of land in jamabandi for the year 2002-03.

A

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That the equitable mortgage over the land vide report no.373 dt.03-01-19 of Rs 2450, 00, 000/- has been cleared and the clearance has been entered in revenue records vide report no.801 dt.09-05-19.

That mutation no.1443, 1896 and report no.801 dt.09-05-19, 373 dt.03-01-19 are shown in red ink in the jamabandi for the year 2012-13 till 2002-03 which are related to aforesaid land & owner and have been discussed above.

That report no.920 dt.01-07-19 are shown in red ink in the jamabandi for the year 2012-13 but are not related to aforesaid land & owner and hence have not been discussed above.

Hence, chain of title is completed in all respects.

REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **M/s Five Rivers Township Pvt. Ltd.** are the lawful owner/co-owner of the aforesaid land mentioned in **clause A & B** under report to the extent of their share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of their aforesaid share to **M/s Pyramid Home Developers L.L.P** as per the collaboration agreement bearing vasika no.9585 dt.06-09-19.

REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Wazirabad & Sohna by way of inspection of all foot notes as well as index register of the registered instrument of the aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is

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not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title. **but their rights are subject to the collaboration agreement bearing vasika no.9585 dt.06-09-19**

OPINION

In my opinion, **M/s Five Rivers Township Pvt. Ltd.** are competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and have valid, clear, absolute and marketable title in the aforesaid land mentioned in **clause A & B** under report to the extent of their aforesaid share **but their rights are subject to the collaboration agreement vasika no.9585 dt.06-09-19.**

Yours sincerely


Anurag Raghav
Advocate, Gurgaon
Enroll:P-1320A/2003

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Wazirabad & Sohna
2. Certified copy of Jamabandi for the year 2012-13, 2007-08, 2002-03 and its mutation.

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AR-02/20

Dated:10-02-20

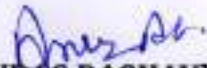
CERTIFICATE OF COURT SEARCH

I have inspected the records of District courts of Gurgaon i.e Civil Courts for last 5 yrs to till date in respect of the following land:-

(A) Khewat No.116 Khata No.120 Rect. No.25 Kila No.7/2/2(1-11), 13/3(3-7), 14/1/2(3-3) total measuring 8 kannal 01 marla **(B)** Khewat No.181 Khata No.186 Rect. No.25 Kila No.14/2(4-12), 15(3-8) total measuring 08 kannal 00 marla situated within the revenue estate of village Ullawas, Tehsil Wazirabad & District Gurgaon of **M/s Five Rivers Township Pvt. Ltd.**

After a through search I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.

Your's Sincerely


[ANURAG RAGHAV]
ADVOCATE
Enroll:P-1320A/2003

[illegible]

साल २००२-०३

[illegible]

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क्र.सं.	सं.	नाम व पत्नी का नाम	विषय सहित भाषिक का नाम	विषय सहित कारखाने का नाम	सं.सं. या सं.सं.	सं.सं. या सं.सं.	सं.सं. या सं.सं.	सं.सं. या सं.सं.	सं.सं. या सं.सं.	सं.सं. या सं.सं.	सं.सं. या सं.सं.
181	186	फाइन रिजर्व टाउन डिप्टी		रुद्रकांत		3-4	3-4		काला	रुद्रकांत	अभ्युक्ति
182		डि. लि. 305 कंपनी डाउन				10	10		पंडित	अभ्युक्ति	
183		कर्मपुरा नई दिल्ली				13	13		अभ्युक्ति	अभ्युक्ति	
184						25	25		अभ्युक्ति	अभ्युक्ति	
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225						25	25		अभ्युक्ति	अभ्युक्ति	
226						25	25		अभ्युक्ति	अभ्युक्ति	
227						25	25		अभ्युक्ति	अभ्युक्ति	
228						25	25		अभ्युक्ति	अभ्युक्ति	
229						25	25		अभ्युक्ति	अभ्युक्ति	
230						25	25				

P.T.O.

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श्रीमान जी,
नकल भूताधिक रिकार्ड अफिल है।
कुमुदा हस्त जाणा नकाद वसूल पाई।

०१/०२/००

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संक्रमांक	संक्रमांक	नाम वार्षिक या पत्नी और जमा सहित नगरपालिका	विवरण सहित मालिक का नाम	विवरण सहित कारवाय का नाम	संक्रमांक	संक्रमांक	संक्रमांक	संक्रमांक	संक्रमांक	संक्रमांक	अवधि
128 118 124	131		पाईव शिवराम दाऊन सिप श्री. लिंगमन दाऊन नरि दिल्ली	मुद्रा-साल		25 14 2	4-12-11 11-11-11	के लिये 124000 के लिये 124000 के लिये 124000	नया के परत अंतर खर्च के 24	के लिये 124000 के लिये 124000 के लिये 124000	
						25 14 2	1-11-11 11-11-11				

श्रीमान जी.
नकल मुताबिक रिकार्ड अतल है।
नकल मुताबिक नकद पंजीन
उपलब्ध हस्त लाखा नकद
25/11/2007

तहसील २५६१

जिला-२५५।१।

साल 2002-03

[illegible]

रजिस्टर इंतकाल

[illegible]

इस अणु से काटिये कि आसानी से अम्लवर्द्धी के साथ मिली हो सके।

रजिस्टर इन्तकाल

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५

रजिस्टर इन्तकाल गीत - उदयश्याम नं० हदकाल ७३ तहसील - सिद्धा जिला - अरुण प्रदेश

१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५

इन्तकाल जमाबंदी मुजस्ता या आखरी बाकी इन्तकाल जिसकी तहसील गतमुब है।

इस जगह से काटिए कि आसानी से जमाबंदी के साथ नाली हो सके।

२२/०१/२०२०

रजिस्टर इन्ताकाल

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
सिस्टर इन्काल गौम	उप हावला	नं० हावला	४३	तहसील	मोहिना	जिला	उधुपूर	वर्ग नंबर						
सिस्टर इन्काल गौम	उप हावला	नं० हावला	४३	तहसील	मोहिना	जिला	उधुपूर	वर्ग नंबर						
सिस्टर इन्काल गौम	उप हावला	नं० हावला	४३	तहसील	मोहिना	जिला	उधुपूर	वर्ग नंबर						

इस लगे से काटिए कि आसानी से जगहन्दी को साथ नथी हो सके।

इस जगह से काटिए कि आसानी से जगावन्दी के साथ नहीं हो सके।

(Second party copy) B Book Receipt for Non Registration Purpose

29-01-2020

No:8371

Sub Register Office : वजीराबाद

Date :29-01-2020

Received with Thanks from **Anurag Raghav Adv.** resident of **GGM** sum of rs **ten**
on account of **Inspection** charges.

Rs.10

(Incharge)

सब रजिस्ट्रार
मुंबई महानगर
वजीराबाद

(Office copy) B Book Receipt for Non Registration Purpose 10-02-2020

No:1267 Sub Register Office :सोहना Date :10-02-2020

Received with Thanks from ANURAG RAGHAV ADV.,resident of GGN sum of Rs fifteen
on account of Inspection charges.

Rs.15 (Incharge)

(First party copy) B Book Receipt for Non Registration Purpose 10-02-2020

No:1267 Sub Register Office :सोहना Date :10-02-2020

Received with Thanks from ANURAG RAGHAV ADV.,resident of GGN sum of rs fifteen
on account of Inspection charges.

Rs.15 (Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose 10-02-2020

No:1267 Sub Register Office :सोहना Date :10-02-2020

Received with Thanks from ANURAG RAGHAV ADV.,resident of GGN sum of rs fifteen
on account of Inspection charges.

Rs.15 (Incharge)

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Advocate and Legal Consultants
Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mail:anurag_raghav@rediffmail.com

Report No. AR-01/20

Date: 10-02-2020

To

M/S PYRAMID HOME DEVELOPERS L.L.P.

Sub: Legal Opinion-cum-title search report in respect of License land falling in

- A. Khewat No.299 Khata No.355 Rect. No.35 Kila No.1/1(7-16) total measuring 7 kannal 16 marla.**
- B. Khewat No.27 Khata No.66 Rect. No.31 Kila No.22(8-0) total measuring 08 kannal 00 marla.**
- C. Khewat No.304 Khata No. 360 Rect. No.35 Kila No.2/1/1(6-6) total measuring 06 kannal 06 marla**
- D. Khewat No. 303 Khata No.359 Rect. No.34 Kila No.15(5-2), Rect. No.35 Kila No.10/2(6-9), 11(8-0) total measuring 19 kannal 11 marla.**

Situated within the revenue estate of village Behrampur, Tehsil Wazirabad & District Gurgaon.

PRESENT PROPERTY OWNER:

Property mentioned in **clause A** above is presently owned by **M/s Golden View Builders Pvt. Ltd** measuring **7 Kannal 16 Marla**

Property mentioned in **clause B** above is presently owned by **M/s Bulls Realtors Pvt. Ltd** measuring **8 kannal 00 marla.**

Property mentioned in **clause C** above is presently owned by **M/s Bulls Realtors Pvt. Ltd.** measuring **06 kannal 06 Marla.**

A

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants
Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mail:anurag_raghav@rediffmail.com

Property mentioned in **clause D** above is presently owned by **M/s Five Rivers Township Pvt. Ltd. measuring 19 kannal 11 marla.**

The aforesaid owners namely **M/s Golden View Builders Pvt. Ltd, M/s Bulls Realtors Pvt. Ltd & M/s Five Rivers Township Pvt. Ltd** have executed a collaboration agreement bearing vasika no.9527 dt.05-09-19 in favour of **M/s Commander Realtors Pvt. Ltd** of the land mentioned in clause A to D above and their rights in the land are subject to collaboration agreement in favour of **M/s Commander Realtors Pvt. Ltd.** The **M/s Commander Realtors Pvt. Ltd** has further executed collaboration agreement in favour of **M/S Pyramid Home Developers L.L.P** vide vasika no.9586 dt.06-09-19 and the collaboration agreement is valid and subsisting in favour of **M/s Pyramid Home Developers L.L.P.**

PROPERTY DETAILS:

- A.** Khewat No.299 Khata No.355 Rect. No.35 Kila No.1/1(7-16) total measuring 7 kannal 16 marla **(B)** Khewat No.27 Khata No.66 Rect. No.31 Kila No.22(8-0) total measuring 08 kannal 00 marla **(C)** Khewat No.304 Khata No 360 Rect. No.35 Kila No.2/1/1(6-6) total measuring 06 kannal 06 marla **(D)** Khewat No 303 Khata No.359 Rect. No.34 Kila No.15(5-2), Rect. No.35 Kila No.10/2(6-9), 11(8-0) total measuring 19 kannal 11 marla Situated within the revenue estate of village Behrampur, Tehsil Wazirabad & District Gurgaon.

DOCUMENTS EXAMINED:-

Jamabandi for the year 2014-15, 2009-10, 2004-05 and their mutations.

I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, wazirabad & Sohna and also record of concerned Halqua Patwari since the year 2005 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

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SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2004-05

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (A) IS AS UNDER:-

That aforesaid owner **M/s Golden View Builders Pvt. Ltd** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2014-15 & 2009-10.

That aforesaid owner **M/s Golden View Builders Pvt. Ltd** has purchased the aforesaid land falling in Rect. No.35 Kila No.1/1 measuring 7 kannal 16 marla from Bheema, Khem Chand, Siriya @ Siriram sons Chote vide sale deed bearing vasika no.1842 dt.29-06-06. The mutation of the same has been sanctioned in revenue records vide mutation no.1736 dt.21-07-06.

That Bheema, Khem Chand, Siriya @ Siriram sons Chote have acquired the aforesaid land to the extent of 5/16th share in equal share from Smt.Burfi, Cholo, Shanti daughters Chote vide release deed bearing vasika no.176 dt.12-04-06. The mutation of the same has been sanctioned vide mutation no.1711 dt.22-05-06.

That Bheema, Khem Chand, Siriya @ Siriram sons Chote to the extent of 11/16th share in equal share & Smt.Burfi, Cholo, Shanti daughters Chote to the extent of 5/16th share in equal share are recorded as owners of land in jamabandi for the year 2004-05.

That mutation no.1711, 1736 are shown in red ink in the jamabandi for the year 2004-05 which are related to aforesaid land & owner and have been discussed above.

A

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That mutation no.2037 are shown in red ink in the jamabandi for the year 2004-05 but are not related to aforesaid land & owner and hence have not been discussed above.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (B) IS AS UNDER:-

That aforesaid owner **M/s Bulls Realtors Pvt. Ltd** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2014-15 & 2009-10.

That aforesaid owner **M/s Bulls Realtors Pvt. Ltd** has purchased the aforesaid land falling in Rect. No.31 Kila No.22 measuring 8 kannal 00 marla from Puran, Mahender, Chet Ram, Gulab sons Badam 4/5th Share, Smt.Sarbati wd/o Subhash 1/36th share, Subhash, Mahabir, Ram Saran sons Hari Chand 31/180 share vide sale deed bearing vasika no.5400 dt.28-11-06. The mutation of the same has been sanctioned in revenue records vide mutation no.1783 dt.13-12-06.

That Puran, Mahender, Chet Ram, Gulab sons Badam 1/5th Share, Subhash, Mahabir, Ram Saran sons Hari Chand 1/20 share have acquired the land to the extent of 1/4th share from Smt.Kela, Ram Kali daughters Badam vide release deed bearing vasika no.6712 dt.09-02-2006. The mutation of the same has been sanctioned in revenue records vide mutation no.1652 dt.21-03-06

That Puran, Mahender, Chet Ram, Gulab sons Badam 1/10th Share, Subhash, Mahabir, Ram Saran sons Hari Chand 1/40th share have acquired the land to the extent of 1/8th share from Smt.Ramesh @ Resham daughter Badam vide release

A

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deed bearing vasika no.7781 dt 30-03-2006. The mutation of the same has been sanctioned in revenue records vide mutation no.1702 dt.28-04-06.

That Puran, Mahender, Chet Ram, Gulab sons Badam 1/8th Share each, Smt.Sarbati wd/o Subhash, Subhash, Mahabir, Ram Saran sons Hari Chand 1/8th share in equal share, Smt.Kela, Resham, Ram Kali daughters Badam 1/8th share each are recorded as owners of land in jamabandi for the year 2004-05.

That mutation no.1652, 1702, 1783 are shown in red ink in the jamabandi for the year 2004-05 which are related to aforesaid land & owner and have been discussed above.

That mutation no.1792, 2372, rapat no.1302 dt.10-06-09 are shown in red ink in the jamabandi for the year 2004-05 but are not related to aforesaid land & owner and hence have not been discussed above.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (C) IS AS UNDER:-

That aforesaid owner **M/s Bulls Realtors Pvt. Ltd** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2014-15 & 2009-10.

That aforesaid owner **M/s Bulls Realtors Pvt. Ltd** has purchased the aforesaid land falling khewat no.231 jamabandi year 2004-05 to the extent of 126/136 share i.e 6 kannal 6 marla from Tej Ram S/o Chajjan 48 share, Dharambir, Satbir, Ran Bir sons Chiranji Lal 78 share in equal share vide sale deed bearing vasika no.5910 dt.27-12-06. The mutation of the same has been sanctioned in revenue records vide mutation no.1805 dt.04-01-07.

D

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants
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That Tej Ram S/o Chajjan 48 share, Dharambir, Satbir, Ran Bir sons Chiranji Lal 78 share in equal share are recorded as owners of land in jamabandi for the year 2004-05.

That land falling in khewat no.231 jamabandi year 2004-05 has been partitioned in case no.87/NT decided on 03-03-10 and land falling in Rect. No.35 Kila No.2/1/1 (6-6) measuring 6 kannal 6 marla has fallen in share of aforesaid owner **M/s Bulls Realtors Pvt. Ltd.** The mutation of the same has been sanctioned vide mutation no.2166 dt.23-03-10.

That in jamabandi for the year 2004-05 the aforesaid land has been shown on lease from 09-11-94 to 08-11-2093 but the lease has been cancelled vide Tark Patta vasika no.5906 dt.27-12-06. The mutation of the same has been sanctioned vide mutation no.1804 dt.04-01-07.

That mutation no.1804, 1805, 2166 are shown in red ink in the jamabandi for the year 2004-05 which are related to aforesaid land & owner and have been discussed above.

That mutation no.2037, 2087, 2088 are shown in red ink in the jamabandi for the year 2004-05 but are not related to aforesaid land & owner and hence have not been discussed above.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (D) IS AS UNDER:-

That aforesaid owner **M/s Five Rivers Township Pvt. Ltd.** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2014-15 & 2009-10.

That aforesaid owner **M/s Five Rivers Township Pvt. Ltd.** has purchased the aforesaid land falling khewat no.230 jamabandi year 2004-05 measuring 25 kannal 4 marla

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ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants
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from Rajesh Kumar Kesari S/o Birkesh Kumar vide sale deed bearing vasika no.5183 dt.26-02-08. The mutation of the same has been sanctioned in revenue records vide mutation no.1978 dt.04-03-08.

That Rajesh Kumar Kesari S/o Birkesh Kumar is recorded as exclusive owners of land in jamabandi for the year 2004-05.

That the equitable mortgage over the land vide report no.373 dt.03-01-19 of Rs 2450, 00, 000/- has been cleared and the clearance has been entered in revenue records vide report no.801 dt.09-05-19.

That mutation no.1978, rapat no.373 & 801 are shown in red ink in the jamabandi for the year 2014-15 & 2004-05 which are related to aforesaid land & owner and have been discussed above.

That mutation no.1653 are shown in red ink in the jamabandi for the year 2004-05 but are not related to aforesaid land & owner and hence have not been discussed above.

Hence, chain of title is completed in all respects.

REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **M/s Five Rivers Township Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd, M/s Golden View Builders Pvt. Ltd** are the lawful owner/co-owner of the aforesaid land mentioned in **clause A to D** under report to the

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ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

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extent of their share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of their aforesaid share **to M/s Pyramid Home Developers L.L.P. as per the collaboration agreement bearing vasika no.9586 dt.06-09-19.**

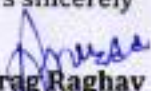
REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Wazirabad & Sohna by way of inspection of all foot notes as well as index register of the registered instrument of the aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title. **but their rights are subject to the collaboration agreement bearing vasika no.9586 dt.06-09-19.**

OPINION

In my opinion, **M/s Five Rivers Township Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd, M/s Golden View Builders Pvt. Ltd** are competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and have valid, clear, absolute and marketable title in the aforesaid land mentioned in **clause A To D** under report to the extent of their aforesaid share **but their rights are subject to the collaboration agreement vasika no. 9586 dt.06-09-19.**

Yours sincerely


Anurag Raghav
Advocate, Gurgaon
Enroll:P-1320A/2003

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Wazirabad & Sohna
2. Certified copy of Jamabandi for the year 2014-15, 2009-10, 2004-05 and its mutation.

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants
Off:- Chamber No.34 Block B, District Court Gurgaon
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AR-01/20

Dated:10-02-20

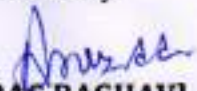
CERTIFICATE OF COURT SEARCH

I have inspected the records of District courts of Gurgaon i.e Civil Courts for last 5 yrs to till date in respect of the following land:-

(A) Khewat No.299 Khata No.355 Rect. No.35 Kila No.1/1(7-16) total measuring 7 kannal 16 marla **(B)** Khewat No.27 Khata No.66 Rect. No.31 Kila No.22(8-0) total measuring 08 kannal 00 marla **(C)** Khewat No.304 Khata No 360 Rect. No.35 Kila No.2/1/1(6-6) total measuring 06 kannal 06 marla **(D)** Khewat No 303 Khata No.359 Rect. No.34 Kila No.15(5-2), Rect. No.35 Kila No.10/2(6-9), 11(8-0) total measuring 19 kannal 11 marla Situated within the revenue estate of village Behrampur, Tehsil Wazirabad & District Gurgaon of **M/s Five Rivers Township Pvt. Ltd., M/s Bulls Realtors Pvt. Ltd, M/s Golden View Builders Pvt. Ltd.**

After a through search I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.

Your's Sincerely


[ANURAG RAGHAV]
ADVOCATE
Enroll:P-1320A/2003

जैमिबन्दी गांव अरसपुर

तहसील अर्धन।

जिला बुध्दगाँव

साल २००९-१०

1	2	3	4	5	6	7	8	9	10	11	12
शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	विवरण सहित मालिक का नाम	विवरण सहित कारतदार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	अनुमति
263	323		गोल्डन ब्यू बिल्डर्स प्र. लि. 5 धनराज चौखर इस्ट फ्लोर सतवाड़ी नई दिल्ली	सुपभासत		31/12/2019	3-16/12/2019	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	
263	323					32/12/2019	8-0/12/2019		शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	
263	323					33/12/2019	7-16/12/2019		शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	
263	323					34/12/2019	7-16/12/2019		शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	
263	323					35/12/2019	27-8/12/2019		शेयर के प्रकार का नाम	शेयर के प्रकार का नाम	

तहसील स्तरीय

जिला अधिका.।

साल २००५-०६

[illegible]

महेश्वरी कानूनगो फार्म नं० 10

जिमावन्दी गांव खरमपुर

तहसील सोहना

जिला गुरुगांव

6730-D.L.R.-Item No. 1-H.O.P., P.M.

साल 2014-15

1	2	3	4	5	6	7	8	9	10	11	12
सूचना	सूचना	गांव तहसील का पत्ता और जमा करिता नम्बर	विपरीत सहित मासिक या नाम	विपरीत सहित मासिक या नाम	सूचना	सूचना	सूचना	सूचना	सूचना	सूचना	सूचना
27	66		कुम्हार शिपलरस हा. लि. जी-23 अशोक बिहार फैस-3 नई दिल्ली	सुदमादत		$\frac{22}{2} \times \frac{1}{1}$	0-2 आली		नया पत्ता	सूचना	सूचना
19						$\frac{23}{2}$	1-18 आली		अशोक		
						$\frac{12}{2} \times \frac{1}{1}$	1-2 आली		अशोक		
						$\frac{7}{2} \times \frac{1}{1}$	3-11 आली		अशोक		
						$\frac{14}{2} \times \frac{1}{1}$	0-2 आली		अशोक		
						$\frac{31}{2} \times \frac{1}{1}$	4-4 आली		अशोक		
						22	8-2 आली		अशोक		
						फिल्ट 7	19-9 आली		अशोक		
							16-19		अशोक		

नकाद मुताबिक रिकार्ड असल है।
नकाद मुताबिक नकाद बरतल पायी
उजस्त हस्त जाबला नकाद बरतल
22/01/2020

सोमनंदी गांव पंचायत

तहसील ओदन

जिला उदुपगो

साल 2009-10

1	2	3	4	5	6	7	8	9	10	11	12
दिनांक	दिनांक	समय व पट्टी और जमीन का विवरण	विवरण सहित मालिक का नाम	विवरण सहित कारखाने का नाम	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक	दिनांक	अधिक
19	60		कुलम शिखरम श.लि. जी-23 उमराक विहार फस- I नई दिल्ली	रुद्रकाश		22/12/09	0-12 आभी		काका		
32/12/09						23/12/09	1-18 आभी		पहल		
34/12/09						12/12/09	1-2 आभी		खराद		
9/12/09						7/12/09	3-1 आभी		20/12/09		
						14/12/09	0-2 आभी		न. 1/12/09		
						31/12/09	4-4 आभी				
						22/12/09	8-2 आभी				
						19/12/09	14-9 आभी				
						7/12/09	16/9 आभी				

श्रीमान जी,
नकल मुताबिक रिपोर्ट अलग है।
उपरोक्त हस्त जोबा नकद यमूल गांव
पटवारी हलका
22/12/2020

1	2	3	4	5	6	7	8	9	10	11	12
सं. क्र.	सं. क्र.	नाम वरक या पत्नी वीर उपाय सहित नक्काशा	विषय सहित मालिक का नाम	विषय सहित कार्यालय का नाम	सं. क्र.	सं. क्र.	सं. क्र.	सं. क्र.	सं. क्र.	सं. क्र.	सं. क्र.
34	82		पूर्ण-संकेत-चैत्राम-गुलाब पुत्रान व लीपति केला-रेशम राजकली पुत्रीपान व्यादाम पुत्र वजीर हर सात समझा पुत्राग व भीमती मरकती विदखा व सुभाष-महावीर रामसरण पुत्रान दरीचन्द पुत्र व्यादाम हर नार सोमका पुत्राग रामकाग ईड	अनुकरान		31	1-13		कोठा		1652 तबदिल मलकीपार
						5	4-14		पान		1702 त.ने.
						7	3-6		खाराद		1783 त.ने.
						14	4-6		अमल		1792 त.ने.
						17	4-6		न.1		2372 त.ने.
						18	3-6				रपटन-1302 त.ने. पर पारा
						2	4-6				10/6/99 त.ने. पर पारा
						21	4-6				(4) त.ने. है
						22	4-6				
						23	6-1				
						58	0-12				
						116	2-3				
						213	0-2				
						किता 11	39-2				

वीरम जी
नक्का मुलायम रिवाज अमल है
उपरोक्त इलाका नकद वसूल है
22/10/2010

जमावन्दी गांव अरनपुर

तहशील असाहिना

जिल्हा ७५३११५

साल 2014-15

1	2	3	4	5	6	7	8	9	10	11	12
क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं.	नाम वरक या पत्नी और जमा सहित नम्बरदार	विपणन सहित मालिक का नाम	विपणन सहित कारखाने का नाम	क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	अवधि
304 270	360		अरुण विपणन प्रा.सं. अरुण विपणन फर्म-इन्डिया दिल्ली	अरुण		35 2/11	66 11/11		क्र.सं. पं.सं. के अंक क्र.सं. पं.सं. के अंक क्र.सं. पं.सं. के अंक क्र.सं. पं.सं. के अंक क्र.सं. पं.सं. के अंक	क्र.सं. पं.सं. के अंक	

जिल्हा नामवन्दी गांव वरुपर

तहसील झांझार

जिला शुद्धाव

साल २००९-१०

[illegible]

जमिंदारी गांव अंशपूर

तहसील सीदग

जिला अहमदाबाद

साल 2004-05

1	2	3	4	5	6	7	8	9	10	11	12
अंकित क्रमांक	अंकित क्रमांक	नाम सरक का पत्ती और जमा करिता नमबरदार	विवरण सहित मालिक का नाम	विवरण सहित कारखाने का नाम	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	अवधि
231 216	284		मुल 136 आग तेजराज पुत्र धनराज पुत्र जिसुख 48 आग व्यक्तिकर मालवीर-रणवीर पुत्रान पिंपजीलाल अंगभारा 78 आग अश्विनी उर्फ अश्विनी-रविवरपुत्र अश्विनी पुत्रान दाते पुत्र मधुसूदन दुट नीति अंगभारा 10 आग	अखंड-माल तेजराज 48 आग पट्टा 136 आग दहिन्दा दनुमान सिंह पुत्र लखन पट्टा गिरिदा उज 9-11-94 ता 8-11-2093 वर्ग	हरे के अंकित क्रमांक	35 21	646 माल	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	हरे के अंकित क्रमांक	1804 लक्ष पट्टा 1805 लक्ष 2037 लक्ष 2087 लक्ष 2088 लक्ष 2166 लक्ष

श्रीमान जी,
मकल मुताबिक रिकार्ड अमान है।
उपरोक्त हस्त खान्दा नकल यस्तु है।
ह. पटवारी हस्ता
22/01/2020

जम्मवन्दी गांव अ२४५२

तहसील अहिना

जिला (5, 4, 3, 2, 1)

साल २०१५-१६

तहसील अना

जिला इलाक़ा

साल २००९-१०

[illegible]

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
1652 वापस	203 वापस	.	मिनी कोठा वापस	वापस वापस	$\frac{15}{12} = 1.25$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$			बुल गरी वापस	वापस वापस	$\frac{15}{12} = 1.25$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$		मिनी कोठा वापस		
					$\frac{15}{12} = 1.25$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$				$\frac{15}{12} = 1.25$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$ $\frac{12}{12} = 1.0$					

दीनान जी.
मकल मुलाविक रिजल्ट आन है।
एजलर हरन वापस नकल वसुल पत्र
२१/०१/२०२०

रजिस्टर इन्तकाल

रजिस्टर इन्तकाल गाँव		हदबस्त		तहसील		जिला		वर्क नम्बर						
Dharxpur		80		(1) हठा		Buxar								
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15

इन्चाज जगबन्दी गुजरता या आखरी बाकी इन्तकाल जिराकी तारीखी मतलुब है।

नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल
नाम मलाक व अहवाल कम 1783 अ केही	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल
बुलस रिप्लेस आ रिप्लेस 23 जिहाज केदार जी नरिप्लेस	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल	नाम मलाक व अहवाल	नाम कारखाना व अहवाल
31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79	31/79
1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792	1792

इस जगह से काटिए कि आखरी से जगबन्दी से साथ नब्दी हो सके।

रजि. नं. इन्तकाल

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
			राजिस्टर इन्तकाल गाँव	मे. २. २५. २०२०	नं० हव	तहसील	ख. २. २५. २०२०	जिला	मे. २. २५. २०२०	वर्ग अथवा				

इन्द्राज जमायन्दी गुजस्ता या आखरी बाकी इन्नाकान जिसकी तरफीय मतलूब है।

इस जगह से काटिए कि आसानी से जमावन्दी को साध नखी हो सके।

रजिस्टर इन्तकाल

[illegible]

इन्द्रज लगावन्ती गुजस्ता या आखरी बाकी इन्काल जिसका १५५६ ई.

[illegible]

इस जगह से कहिए कि आसानी से जमाबंदी के साथ नहीं हो सके।

1

इन्द्राज जगन्नाथ गुजरता या आखरी काफी इन्तकाल जिसकी तरगीग गतलुब है।

इस जगह से काटिए कि आशानी से जमावन्दी के साथ नली हो सके।

पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३		पं. १०३३३३३३	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६	१७	१८

[illegible]

इस जगह से काटिए कि आसानी से जमाबन्दी के साथ नब्बी हो सके।

निम्नानुसार है।

22/01/2020
र. पटवारी हस्ताक्षर

रजिस्टर इन्तकाल

पटवारी कार्या नं० 15

रजिस्टर इन्तकाल गाँव				नं० हजूरत 80				तहसील मोहना				जिला रायबरेली				वर्क नम्बर			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15					
इन्द्राज जमाबन्दी पुनरस्त या आखरी वाली इन्तकाल जिसकी खसतीय मतलुब है।																			
नम्बर/वर्ग	काला	शुद्धि व कटौत व	नाम मलक व अहवाल	नाम कारतगार व अहवाल	शुद्धि व कटौत व	शुद्धि व कटौत व	शुद्धि व कटौत व	नाम मलक व अहवाल	नाम कारतगार व अहवाल	शुद्धि व कटौत व	शुद्धि व कटौत व	शुद्धि व कटौत व	शुद्धि व कटौत व	शुद्धि व कटौत व					
87	231- 984		नाम मलक व अहवाल बख्तपुर-मोहन पुमान भोमा उर्फ भोमा पुम कोटे के अंग श्रीराम पुम कोटे पुम मोहन सिंह के अंग बाकी इन्तकाल 11/15/20 रु. 60 भाग बाकी रु. 1164 भाग	बख्तपुर	35 2-6-16			मोहनलाल पुम इमरत पुम मनका निवासी बख्तपुर तहसील मोहना जिला-रायबरेली 60 भाग बाकी 1224 बख्तपुर 1164 भाग 1224	बख्तपुर	35 2-6-16	60 भाग 1224		शुद्धि व कटौत व	शुद्धि व कटौत व	शुद्धि व कटौत व				
ता. 4 गे. 20/5/19 26/5/19																			
श्रीमान जी. नवल पुनर्वातिक रिकार्ड नं. 1 नवल पुनर्वातिक नकद पटल उजरा हस्त जाबका नकद पटल 22/01/2020																			

4. नं० 2087/2019

दीमान जी,
नकल मुताबिक रिकार्ड नं० 21
नकल मुताबिक रिकार्ड नं० 21
उजरा हस्त जाबका नकल
22/01/2020

रजिस्टर इन्तकाल

सिद्धि वा ३३॥वा॥ यत्कं नम्यार

वर्क नामार

[illegible]

ਜਦ ਤਦ ਹੋ ਜਾਵੇਗਾ ਕਿ ਆਸਾਨੀ ਹੋ ਜਮਾਵਾਨੀ ਦੇ ਸਾਥ ਨਲੀ ਹੋ ਜਾਵੇ।

આચાર્યશ્રી આજીવન નં 15/50

रजिस्टर इतकाल

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रजिस्टर ऐडमिशन नॉ

रजिस्टर ईलाकागत गांव 57442

रजिस्टार ईकाकावात गांव जयपुर नं. ११६२८ ४०

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॥१॥

2000-01-01

[illegible][illegible]

बीमान जी.
महाराष्ट्र प्रशासनिक शिक्षा संस्थान, मुंबई.
सुपरीमा प्रसाद, एम.बी.ए. नवकाद, बरार, मुंबई.
०१/११/२०

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