

DUE DILIGENCE AND TITLE REPORT

**CARRIED OUT IN RESPECT OF LAND COMPRISED IN KHEWAT NO. 34/19 ADMEASURING 16 KANAL 0 MARLA
SITUATED WITHIN REVENUE ESTATE OF VILLAGE DHARAMPUR, TEHSIL & DISTRICT GURUGRAM.**

Prepared For:

M/s Mokaksha Buildtech Pvt. Ltd.

Land Owned By:

M/s Mokaksha Buildtech Pvt. Ltd.

Prepared By:

SANDEEP PHOGAT ADVOCATE

Dated: December 09, 2019

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INTRODUCTION

We have been instructed to carry out a detailed due diligence and title search report in respect of Agricultural land admeasuring 16 Kanals 0 Marla situated within revenue estate of Village Dharampur, Tehsil & District Gurugram, Haryana, comprised in Khewat No. 34/19, detailed particulars of which have been provided in Section 2 of this report (hereinafter referred as the "Property").

In carrying out the title, encumbrance and other relevant searches, we have conducted physical searches of the records of Halqua Patwari of Village Dharampur and concerned Sub-Registrar Office, Tehsil & District Gurugram. The records of last twelve (12) years were searched of Halqua Patwari of Village Dharampur and concerned Sub-Registrar Office, Tehsil & District Gurugram.

For purposes of preparing this title search report, I have relied upon the following documents (copies only).

- ❖ Jamabandi for the year 2008-09 for Khewat No. 19/14
- ❖ Jamabandi for the year 2013-14 for Khewat No. 34/19
- ❖ Mutation No. 417 dated 16.06.2011.

OBSERVATIONS, DESCRIPTION OF PROPERTY ON THE TITLE DUE DILIGENCE REPORT

1. DEFINITIONS

Unless the context herein otherwise provides and apart from the terms which may be defined elsewhere in this Report, the following terms shall have the meanings ascribed to them below:

- (i) "Report" means this report on observations on the Title DDR.
- (ii) "Property" means Agricultural land admeasuring 16 Kanals 0 Marlas situated within revenue estate of Village Dharampur, Tehsil & District Gurugram, comprised in Khewat No. 34/19.
- (iii) "Title DDR" means the title due diligence report dated December 9th 2019.

2. DESCRIPTION OF PROPERTY:

Agricultural land admeasuring 16 Kanals 0 Marla situated within the revenue estate of Village Dharampur, Tehsil & District Gurugram and comprised in

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- i) Khewat No. 34/19, Khatoni No. 34, Rect. No. 4, Killa Nos. 8(8-0) & 9(8-0), Kitta 2, measuring 16 Kanals 0 Marla.

3. REGISTRATION AND SCRUTINY OF DOCUMENTS:-

A search was carried out in the Office of Sub Registrar, Kadipur & Gurugram as well as the records of Halqua Patwari of Village Dharampur, Tehsil & District Gurugram for the past 12 years in respect to the abovementioned Property and after due considerations certify and provide details as under:

- From the perusal of revenue records, it appears from the Jamabandi for the year 2008-09 of Village Dharampur, Tehsil & District Gurugram that Satpal, Ram Avtar, Dindayal, Jitender & Maman sons of Om Parkash son of Garibu were owners of total land measuring 99 Kanals and 3 Marlas which is inclusive of 16 Kanals 0 Marlas comprised in Khewat/Khatoni No. 19/19, Rect. No. Rect. No. 4, Killa Nos. 8(8-0) & 9(8-0), Kitta 2, measuring 16 Kanals 0 Marla in equal shares.
- It seems that Satpal, Ram Avtar, Dindayal, Jitender & Maman sons of Om Parkash son of Garibu out of land measuring 99 Kanals and 3 Marlas, sold land measuring 67 Kanals and 8 Marlas which is inclusive of land measuring 16 Kanals 0 Marla to M/s Mokaksha Buildtech Pvt. Ltd. having its office at Flat No. A-1, Tanishak Apartment, 8/917, Near Jain Mandir, Mehrauli, New Delhi, vide Sale Deed dated 14.06.2011 bearing Document No. 6944 and thereafter, the said land was mutated in favour of M/s Mokaksha Buildtech Pvt. Ltd. vide Mutation No. 417 sanctioned on 16.06.2011.
- Thereafter the name of company M/s Mokaksha Buildtech Pvt. Ltd. was incorporated in the subsequent Jamabandi for the year 2013-14 and thus, M/s Mokaksha Buildtech Pvt. Ltd. is owner in possession of the said land.

4. ENCUMBRANCES

We have not found any intimation/order which in any manner indicates that the Property is encumbered or that there exists any injunction orders restraining transfer of Property or creating third party interests in respect of the Property.

5. LEGAL/LITIGATION:

We have not come across any litigation concerning the said Property/land.

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6. CONCLUSION

On the basis of the aforesaid inspection and verification made by us and on the perusal of the documents supplied to us, the above mentioned owner has acquired a legal, valid and marketable title to the said Property as detailed herein above.

We trust this clarifies the position.

Warm regards,



Sandeep Phogat

Advocate 09/12/2019
