

(Self and party copy) B Book Receipt for Non Registration Purpose 09-01-2019

No:2647 Sub Register Office :Manesar Date :09-01-2019

Received with Thanks from **ANURAG RAGHAV** resident of **Court GGM** sum of **rs fifteen**
on account of **Inspection** charges.

P 15


(Incharge)

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-01/19

Date: 09-01-2019

To

M/S PYRAMID INFRATECH PVT LTD

Sub: Legal Opinion-cum-title search report in respect of License land falling in Khewat No 242 Khata No.244 Rect. No.41 Kila No.18/2(6-0), 23/1(6-0), total measuring 12 kannal 00 marla situated within the revenue estate of village Badha, Tehsil Manesar & District Gurugram.

PRESENT PROPERTY OWNER:

The aforesaid land is owned by **M/s Gallium Propbuild Pvt. Ltd** measuring 12 kannal.

The aforesaid owner namely **M/s Gallium Propbuild Pvt. Ltd** has executed a collaboration agreement bearing vasika no.4442 dt.16-03-18 in favour of **M/s Pyramid Infratech Pvt. Ltd.** of the land mentioned above and their rights in the land are subject to collaboration agreement in favour of **M/s Pyramid Infratech Pvt. Ltd.** The collaboration agreement is valid and subsisting in favour of **M/s Pyramid Infratech Pvt. Ltd**

PROPERTY DETAILS:

Khewat No 242 Khata No.244 Rect. No.41 Kila No.18/2(6-0), 23/1(6-0), total measuring 12 kannal 00 marla situated within the revenue estate of Village Badha, Tehsil Manesar & District Gurugram,

DOCUMENTS EXAMINED:-

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



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I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, Manesar and also record of concerned Halqua Patwari since the year 2002 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 ABOVE IS AS UNDER:-

That aforesaid owners **M/s Gallium Propbuild Pvt. Ltd** is recorded as exclusive owner of aforesaid land in jamabandi for the year 2012-13.

That aforesaid owner M/s Gallium Propbuild Pvt. Ltd has purchased the aforesaid land measuring 12 kannal from M/s Logical Developers Pvt. Ltd. vide sale deed bearing vasika no.904 dt.11-04-07. The mutation of the same has been sanctioned in revenue records vide mutation no.2353 dt.24-09-08.

That M/s Logical Developers Pvt. Ltd is recorded as exclusive owner of aforesaid land in jamabandi for the year 2007-08.

That M/s Logical Developers Pvt. Ltd has purchased the aforesaid land measuring 12 kannal from Khem Ram S/o Sewa Ram S/o Mohar Singh vide sale deed bearing vasika no.8778 dt.27-07-05. The mutation of the same has been sanctioned in revenue records vide mutation no.1964 dt.28-02-06.

That Khem Ram S/o Sewa Ram S/o Mohar Singh is recorded as exclusive owner of aforesaid land in jamabandi for the year 2002-03.

Hence, chain of title is completed in all respects.

REPORT ON TITLE

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ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off- Chamber No.34 Block B, District Court Gurgaon

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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 Gallium Propbuild Pvt. Ltd** is the lawful owner of the aforesaid land 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 Infratech Pvt. Ltd. as per the collaboration agreement bearing vasika no.4442 dt.16-03-18.**


REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Manesar 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.4442 dt.16-03-18.**

OPINION

In my opinion, **M/s Gallium Propbuild Pvt. Ltd** is 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 under report to the extent of their aforesaid share **but their rights are subject to the collaboration agreement bearing vasika no.4442 dt.16-03-18.**

Yours sincerely


Anurag Raghav
Advocate, Gurgaon

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Manesar
2. Certified copy of Jamabandi for the year 2012-13, 2007-08

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

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AR-01/19

Dated:09-01-19

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:-

Khewat No 242 Khata No.244 Rect. No.41 Kila No.18/2(6-0), 23/1(6-0), total measuring 12 kannal 00 marla situated within the revenue estate of village Badha, Tehsil Manesar & District Gurugram.

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

जमावन्दी गांव वडा

तहसील मन्हाट

जिला गुजरात

साल २०/११/१३

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श्रीमान श्री
सहयोगी की जो
अपने दे
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