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Date: 11/05/2018



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Client: HDFC Capital Advisors Limited

Title Search Report

In respect of:

**AGRICULTURE LAND ADMEASURING 26.11 ACRES or 208 KANAL
19 MARLA, SITUATED IN THE REVENUE ESTATE OF VILLAGE
DHUNELA, TEHSIL SOHNA, DISTRICT GURUGRAM, HARYANA**

SUBMITTED BY

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BACKGROUND

SNG & Partners, Advocates and Solicitors having its office at One Bazar Lane, Bengali Market, New Delhi-110001 & amongst other places in India as well as abroad (hereinafter referred to as 'SNG') has been assigned by **HDFC Capital Advisors Limited**, having its registered office at Ground Floor, Olof Palme Marg, Munirka, New Delhi-110067 (hereinafter referred to as 'Client') in respect of title of agriculture land admeasuring 26.11 Acres or 208 Kanal 19 Marla, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurugram, Haryana. (hereinafter referred to as the "the Property"). The details of the Property are annexed as Annexure-I.

Signatureglobal Homes Private Limited, having its registered office at having its registered office at 1304, 13th Floor, Dr. Gopal Das Bhawan, 28, Barakhamba Road, New Delhi-110001 ("Borrower") intends to avail a loan from HDFC Capital Advisors Limited by offering the Property as security under its ownership (hereinafter referred to as the 'Proposed Transaction').

GLOSSARY	
Term	Meaning
Acre	1 Acre = 4048 sq mtr
Hectare	1 Hectare = 2.471 Acres or 10,000 sq mtr
Client	HDFC Capital Advisors Limited
Borrower	Signatureglobal Homes Private Limited
SNG	SNG & Partners, Advocates & Solicitors
Khasra/Kila/ Survey Nos.	the identification number of land given by the concerned revenue authority.
The Property/Land	Agriculture land admeasuring 26.11 Acres or 208 Kanal 19 Marla, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurugram, Haryana. The details are annexed as Annexure-I.
Report	Title Search report/Due diligence report in respect of the title of the Property
Transaction	Funding/ Financing of the Property
Project	The development/construction of commercial, amusement, industrial, institutional and residential on the Land.
Patwari	Government employee who keeps all the records in respect of land under his area.





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Tehsil

The ultimate executive agency for land records and related administrative matters. Its chief official is called the *tehsildar* or less officially the *talukdar* or *taluka muktiarkar*.

METHODOLOGY

Based on the aforementioned scope of work, we have discussed the matter with the Client. In furtherance of the discussion we have perused necessary documents and caused searches to be made at the Office of the concerned Sub-Registrar of Assurances. On the result of our findings, the Report is hereby prepared.

SCOPE OF WORK / INFORMATIONS ACCUMULATED FROM VARIOUS AUTHORITIES VISITED

The opinion provided by **SNG & PARTNERS** is subject to the informations accumulated, search conducted, physical visit by the representative of SNG & PARTNERS to the following;

- Office of Sub-Registrar of Assurances-Sohna, Gurugram.
- Office of Revenue Authority, Village Dhunela, Tehsil Sohna, District Gurugram, Haryana.
- Search on the website of Ministry of Corporate Affairs

MANDATE

Keeping in view of the above, **SNG & PARTNERS** has been assigned to conduct land due diligence covering the following;

1. To ascertain clear and marketable title of the owners qua the **Property** physical visit by the representative of SNG to the Office of the concerned Sub-Registrar of Assurances- Sohna.
2. To ascertain charge, encumbrances, mortgages if any, in relation to the **Property**, reflecting in the records of concerned Sub-Registrar of Assurances-Sohna.
3. To ascertain, as to whether the property can be considered as enforceable security.

SNG & PARTNERS has undertaken the aforesaid assignment subject to the scope of work covered, assumptions, disclaimer & liability stated herein:





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READER'S NOTE

Contents of the opinion is confidential and subject to legal professional privilege.

This opinion is solely for the benefit of HDFC Capital Advisors Limited and may share the opinion with other parties but only for advisory purposes. However, the same is not to be referred to and relied upon by any other person whatsoever without written consent of SNG.

ASSUMPTIONS

For the purposes of this opinion, we have assumed that:

- (i) The photocopies of the documents provided to us are true, genuine, complete and accurate copies of the original of such documents. The documents are correct and authentic and no alteration has taken place.
- (ii) With reference to documents examined in the process of the conduct of the mandated exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.
- (iii) That there are no facts or circumstances in existence and no events have occurred which render such documents / letters void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason and in particular without limitation by reason of the lack of authority, consideration, influence, coercion, duress, default, fraud or misrepresentation.

DISCLAIMER AND LIABILITY

SNG has taken due and reasonable care for preparation of the Report which is based on the information provided by government officials of the registration authority etc. However, SNG shall not be responsible or in any way held liable, in the event of any loss and/ or damage suffered by Company on account of this Report.

The decision of proceeding with or consummating the Transaction lies solely with the Client and our findings documented in this Report shall not, in any way, constitute a recommendation as to whether the Client should (or should not) consummate the proposed Transaction.





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The Report is solely for the benefit of the Client, our client and no person(s) shall except with the consent of SNG rely on the Report or any part thereof and as such, be treated as confidential.

Our maximum aggregate liability to any involved parties arising from, or in relation to, this appointment (in contract, tort, negligence or otherwise) howsoever arising shall not in any circumstances exceed the professional fee payable to **SNG & PARTNERS** for this specific mandate.

EXCLUSIONS

We express no opinion on the possible outcome of any disputes/litigations, if any, discovered in course of our search and referred to in this report. In this regard, it may be noted that the power of an Indian Court to grant equitable remedies are discretionary and we express no opinion whether they would be available.

We express no opinion on the possible disputes/litigations, if any, which may exist and does not exist in public domain and not referred to in this report.

We express no opinion/view on current or potential user, zoning, reservations, development and F.S.I sanctioned /consumed related approvals including environmental sanction as pertain to the Property.

On instructions of Client/Lender we have not issued any public Notice in newspapers in respect of Said Property.

The observations mentioned in this report may be subject to change based upon obtaining any additional information gathered from the authorities concerned mentioned below as well the information/disclosures provided by Client.

DOCUMENTS EXAMINED/ REVIEWED

- a) Copy of Schedule of agriculture land admeasuring 26.11 Acres or 208 Kanal 19 Marla situated at village Dhunela, Tehsil Sohna, District Gurugram.
- b) Copy of Jamabandis for the year 2009-2010.
- c) Copy of Mutation entries where the tilte to the agriculture land has been trasfereed to Pioneer Urban Land & Infrastructure Limited.





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OBSERVATIONS ON DEVOLUTION TITLE OF THE PROPERTY TO THE PRESENT OWNERS

1. Rect No-20, Killa no-9/2(4-18), 10/1(7-3), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0) Kita (5) Area 27 Kanal 18 Marla

As per Jamabandi for the year 1989-1990, 1994-1995, 1999-2000 and 2004-2005,

- I. Chandrawali (2/7 share), Jaswant, Om Wati, Bala, Sheela (4/7 share), Ramwati, Devender, Smt. Kamal, Babli, Seema (1/7share) are the recorded co-owners in possession of land admeasuring 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0) Kita (4).
- II. Chandrawali (1/7 share), Dinesh & Rajendra both sons of Dalip Singh (1/7 share), Om Wati, Bala, Sheela (3/7 share), Ramwati, Devender, Smt. Kamal, Babli, Seema (1/7share) Pitamber & Om Prakash both sons of Shri Sampat are the recorded co-owners in possession of land admeasuring 07 Kanal 03 Marla comprised of Rect No-20, Killa no-10/1(7-3) Kita (1).

Chandrawali (2/7 share), Jaswant, Om Wati, Bala, Sheela (4/7 share), Ramwati, Devender, Smt. Kamal, Babli, Seema (1/7share) sold land admeasuring 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0) Kita (4) to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 16th November, 2005 under Document no-4714 and mutated in the revenue records vide Mutation entry no-1519 dated 21st February, 2007.

Chandrawali (1/7 share), Om Wati, Bala, Sheela (3/7 share), Ramwati, Devender, Smt. Kamal, Babli, Seema (1/7 share) sold land admeasuring 05 Kanal 02 Marla out of 07 Kanal 03 Marla comprised of Rect No-20, Killa no-10/1(7-3) Kita (1) to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 16th November, 2005 under Document no-4715 and mutated in the revenue records vide Mutation entry no-1520 dated 21st February, 2007.

Keshav Buildwell Private Limited sold land admeasuring 56 Kanal to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th March, 2007 under Document no-7158 and mutated in the revenue records vide Mutation entry no-1523 dated 07th April, 2007, the details of land are as follows;

- i. 09 Kanal out of 18 Kanal being ½ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);





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- ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being $\frac{1}{2}$ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
- iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being $\frac{5}{7}$ share of Rect No-20, Killa no-10/1(7-3) Kita (1);
- v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
- vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being $\frac{1}{2}$ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);

Pitamber son of Shri Sampat sold land admeasuring 10 Marla out of 07 Kanal 03 Marla being $\frac{1}{14}$ th share comprised of Rect No-20, Killa no-10/1(7-3) Kita (1) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 25th May, 2007 under Document no-886 and mutated in the revenue records vide Mutation entry no-1529 dated 06th June, 2007.

Om Prakash son of Shri Sampat sold land admeasuring 10 Marla out of 07 Kanal 03 Marla being $\frac{1}{14}$ th share comprised of Rect No-20, Killa no-10/1(7-3) Kita (1) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 25th July, 2007 under Document no-1873 and mutated in the revenue records vide Mutation entry no-1537 dated 14th September, 2007.

Dinesh & Rajendra Kumar both sons of Shri Dalip Singh exchanged land with Pioneer Urban Land & Infrastructure Limited with the following land parcels;

Ownership	After Exchange
Pioneer Urban Land & Infrastructure Limited : 02 Kanal 01 Marla being $\frac{41}{115}$ th share out of Rect No-10, Killa no-21/1(4-13), 21/2/1(1-2) Kita (2) Area 05 Kanal 15 Marla	01 Kanal 01 Marla being $\frac{1}{7}$ th share out of Rect No-20, Killa no-10/1(7-3)
Dinesh & Rajendra : 01 Kanal 01 Marla being $\frac{1}{7}$ th share out of Rect No-20, Killa no-10/1(7-3)	02 Kanal 01 Marla being $\frac{41}{115}$ th share out of Rect No-10, Killa no-21/1(4-13), 21/2/1(1-2) Kita (2) Area 05 Kanal 15 Marla
Exchange Deed dated 11 th February, 2009 under Document no-4677 and mutated vide Mutation entry no-1558 dated 17 th February, 2009.	

As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land





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admeasuring 27 Kanal 18 Marla comprised of Khewat/ Khata no-182/159 & 160, Rect No-20, Killa no-9/2(4-18), 10/1(7-3), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0) Kita (5).

Note: Section 3A under Land Acquisition Act, 1894 imposed on Rect No-20, Killa no-9/2(0-1) vide Rapat no-122 dated 29th October, 2017.

2. Rect No-21, Killa no-6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0) Kita (8) Area 52 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995 and 1999-2000, Bharta & Veer Singh both sons of Heta (2/7 share), Ratan Singh & Jai Pal both sons of Hari Singh (1/7 share), Ganpat, Mavasi & Jai Chand all sons of Tulsi (3/7 share), Dharam Veer, Raje alias Raj Pal, Ved Prakash, Puran (sons), Smt. Kela (widow), Ramesh, Munni (daughter) of Lt. Shri Tula (1/8 share), Pramod (son), Smt. Anju (daughter) of Lt. Shri Vinod (1/56 share) are the recorded co-owners of land admeasuring Rect No-21, Killa no-6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0) Kita (8).

Owners-in-possession (Khanakast): Dharam Veer, Raje alias Raj Pal, Ved Prakash, Puran (sons), Ramesh, Munni (daughter) of Lt. Shri Tula (7/8 share), Pramod (son), Smt. Anju (daughter) of Lt. Shri Vinod (1/8 share) are the recorded co-owners in possession of land admeasuring Rect No-21, Killa no-6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (8).

Partition	
Dharam Veer, Raje alias Raj Pal, Ved Prakash, Puran (sons), Smt. Kela (widow), Ramesh, Munni (daughter) of Lt. Shri Tula (7/8 share) Pramod (son), Smt. Anju (daughter) of Lt. Shri Vinod (1/8 share)	Rect No-19, Killa no-12/2(5-3), Rect No-21, Killa no-1(4-8), 2/1(2-18), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (11) area 70 Kanal 03 Marla
Bharta & Veer Singh both sons of Heta (2/7 share), Ratan Singh & Jai Pal both sons of Hari Singh (1/7 share), Ganpat, Mavasi & Jai Chand all sons of Tulsi (3/7 share),	Rect No-7, Killa no-13/2(0-4), 18/2(0-2) along with additional land
Case no-180/Teh. filed in the Court of Tehsildar & Assistant Collector-II for partion of land among land owners passed an Order dated 23 rd October, 2003 and mutated vide Mutation entry no-1524 dated 07 th April, 2007.	

Jai Chand son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Yashpal. The new name mutated in the revenue records vide Mutation entry no-1411.





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Ganpat son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat. The new names mutated in the revenue records vide Mutation entry no-1544.

Raje alias Raj Pal, Ved Prakash, Puran (sons), [488/1300 share] Smt. Kela (widow), Ramesh, Munni (daughter) of Lt. Shri Tula 390/1300 share] and Smt. Anju daughter of Lt. Shri Vinod [82/1300 share] sold land admeasuring 48 Kanal out of 65 Kanal being 960/ 1300 share comprised of Rect No-21, Killa no-1(4-8), 2/1(2-18), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (10) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 27th April, 2007 under Document no-447 and mutated vide Mutation entry no-1526 dated 06th June, 2007.

Pramod Kuma son of Lt. Shri Vinod sold land admeasuring 04 Kanal 01 Marla out of 65 Kanal being 1/16th share comprised of Rect No-21, Killa no-1(4-8), 2/1(2-18), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (10) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 22nd August, 2008 under Document no-2374 and mutated vide Mutation entry no-1552 dated 05th November, 2008.

Partition	
Pioneer Urban Land & Infrastructure Limited	[out of 260 share] Dharamveer (160 share), Smt. Ramesh, Munni (daughters) & Smt. Kela Devi widow of Lt. Shri Tula
Rect no-21, Killa no-6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0) Kita (8) Area 52 Kanal	Rect No-21, Killa no-1(4-8), 2/1(2-18), 9/1(3-16), 10/1(1-18) Kita (4) Area 13 Kanal
Partition order passed by Tehsildar dated 29 th January, 2009 vide Rapat no-348 dated 29 th January, 2009 and mutated vide Mutation entry no-1556.	

As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land admeasuring 52 Kanal comprised of Khewat/Khata no-311/273 Min, Rect no-21, Killa no-6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0) Kita (8).

3. Rect No-21, Killa no-16/2(4-0) Kita (1) Area 04 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995, 1999-2000 and 2004-2005, Smt. Chandrawali (2/7 share), Jaswant (1/7 share), Omwati, Bala &





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Sheetla (3/7 share), Ramwati, Smt. Kamal, Babli, Seema (1/7 share) are the recorded co-owners in possession of land admeasuring 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1).

Chandrawali (2/7 share), Jaswant, Om Wati, Bala, Sheela (4/7 share), Ramwati, Devender, Smt. Kamal, Babli, Seema (1/7 share) sold land admeasuring 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1) to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 16th November, 2005 under Document no-4714 and mutated in the revenue records vide Mutation entry no-1519 dated 21st February, 2007.

Keshav Buildwell Private Limited sold land admeasuring 56 Kanal to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th March, 2007 under Document no-7158 and mutated in the revenue records vide Mutation entry no-1523 dated 07th April, 2007, the details of land are as follows;

- i. 09 Kanal out of 18 Kanal being ½ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);
- ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being ½ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
- iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being 5/7 share of Rect No-20, Killa no-10/1(7-3) Kita (1);
- v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
- vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being ½ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);

As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land admeasuring 04 Kanal comprised of Khewat/ Khata no-323/280 Min, Rect No-21, Killa no-16/2(4-0) Kita (1).

4. Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16) Kita (2) Area 06 Kanal 18 Marla

As per Jamabandi for the year 1989-1990 and 1994-1995, Sampat Singh (1/2 share), Dalip Singh (1/2 share) are the recorded owners with equal share in land admeasuring 06 Kanal 18 Marla comprised of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16) Kita (2).





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Sampat Singh died on 21st January, 1999, his estate devolved upon Legal heirs namely, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta and Santa. The new names mutated in the revenue records vide Mutation entry no-1315.

As per Jamabandi for the year 1999-2000, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta & Santa (1/2 share) and Dalip Singh (1/2 share) are the recorded co-owners in possession with undivided share in land admeasuring 06 Kanal 18 Marla comprised of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16) Kita (2).

Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta & Santa sold land admeasuring 03 Kanal 09 Marla being 50% share comprised of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16) Kita (2) to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 23rd May, 2005 under Document no-1086 and mutated in the revenue records vide Mutation entry no-1522.

Keshav Buildwell Private Limited sold land admeasuring 56 Kanal to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th March, 2007 under Document no-7158 and mutated in the revenue records vide Mutation entry no-1523 dated 07th April, 2007, the details of land are as follows;

- i. 09 Kanal out of 18 Kanal being ½ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);
- ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being ½ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
- iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being 5/7 share of Rect No-20, Killa no-10/1(7-3) Kita (1);
- v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
- vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being ½ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);

Partition	
Dalip Singh	Pioneer Urban Land & Infrastructure Limited
Rect No-21, Killa no-2(7-18), 3/3(0-15), 19/2(3-7), 23/1(4-0), 22/2(6-0), 23/2(4-0) Kita (6) Area 26 Kanal 02 Marla	Rect No-21, Killa no-20(7-11), 21/1(3-2), 21/2(4-0), 22/1(1-18), Rect No-24, Killa no-1(5-16), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-23, Killa no-5(1-2) Kita (8) Area 26 Kanal 04 Marla





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Partition passed by Tehsildar-Sohna dated 11th February, 2009 under Rapat no-378 dated 11th February, 2009 and mutated in the revenue records vide Mutation entry no-1557 dated 17th February, 2009.

As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land admeasuring 06 Kanal 18 Marla comprised of Khewat/ Khata no-331/286 Min, Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16) Kita (2).

5. Rect No-21, Killa no-21/2(4-0), 22/1(1-18), Rect No-22, Killa no-16(0-5), 25(2-10) Kita (4) 08 Kanal 13 Marla

As per Jamabandi for the year 1989-1990 and 1994-1995, Sampat Singh (1/2 share), Dalip Singh (1/2 share) are the recorded owners with equal share in land admeasuring 19 Kanal 10 Marla comprised of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10) Rect No-24, Killa no-3/3(0-15) Kita (6).

Sampat Singh died on 21st January, 1999, his estate devolved upon Legal heirs namely, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta and Santa. The new names mutated in the revenue records vide Mutation entry no-1315.

As per Jamabandi for the year 1999-2000, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta & Santa (1/2 share) and Dalip Singh (1/2 share) are the recorded co-owners in possession with undivided share in land admeasuring 19 Kanal 10 Marla comprised of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10) Rect No-24, Killa no-3/3(0-15) Kita (6).

Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta & Santa sold land admeasuring 09 Kanal 15 Marla out of 19 Kanal 10 Marla being 50% share comprised of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10) Rect No-24, Killa no-3/3(0-15) Kita (6) to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 23rd May, 2005 under Document no-1086 and mutated in the revenue records vide Mutation entry no-1522 dated 21st February, 2007.

Keshav Buildwell Private Limited sold land admeasuring 56 Kanal to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th March, 2007 under Document no-7158 and mutated in the revenue records vide Mutation entry no-1523 dated 07th April, 2007, the details of land are as follows;





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- i. 09 Kanal out of 18 Kanal being ½ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);
- ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being ½ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
- iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being 5/7 share of Rect No-20, Killa no-10/1(7-3) Kita (1);
- v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
- vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being ½ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);

Partition	
Dalip Singh	Pioneer Urban Land & Infrastructure Limited
Rect No-21, Killa no-2(7-18), 3/3(0-15), 19/2(3-7), 23/1(4-0), 22/2(6-0), 23/2(4-0) Kita (6) Area 26 Kanal 02 Marla	Rect No-21, Killa no-20(7-11), 21/1(3-2), 21/2(4-0), 22/1(1-18), Rect No-24, Killa no-1(5-16), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-23, Killa no-5(1-2) Kita (8) Area 26 Kanal 04 Marla
Partition passed by Tehsildar-Sohna dated 11 th February, 2009 under Rapat no-378 dated 11 th February, 2009 and mutated in the revenue records vide Mutation entry no-1557 dated 17 th February, 2009.	

As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land admeasuring 08 Kanal 13 Marla comprised of Khewat/ Khata no-173/153 Min, Rect No-21, Killa no-21/1(4-0), 22/1(1-18), Rect No-22, Killa no-16(0-5), 25(2-10) Kita (4).

Badar No-8: Correction in Jamabandi with retrospective effect

Rect No-21, Killa no-21/2(4-0) was wrongly written in the previous Jamabandi and now the area has been increased to 18 Marla which shall be Rect No-21, Killa no-21/2(4-18).

Now, the land admeasuring 04 Kanal 18 Marla stands in the ownership of following persons;

Pioneer Urban Land & Infrastructure Limited (80/98 share) owner of 04 Kanal.





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In the Jamabandi 1956-57, the effect of Mutation entry no-821 has not been reflected where Karan Singh & Charan Singh both sons of Bhim Singh (9/98 share) and Rama Nand son of Shri Surat Singh (9/98 share) are the owners of 18 Marla.

Karan Singh son of Bhim Singh died on 25th December, 2009, his estate devolved upon Legal heirs namely, Rakesh, Rajesh & Ramesh through registered WILL under Document no-134 dated 10th December, 2009. The new names mutated in the revenue records vide Mutation entry no-1926 dated 02nd January, 2016.

Rakesh, Rajesh & Ramesh all sons of Lt. Shri Karan Singh, Charan Singh son of Shri Bhim Singh and Rama Nand son of Shri Surat Singh sold land admeasuring 18 Marla comprised of Rect No-21, Killa no-21/2(4-18) to Dayawati wife of Jeet Singh for consideration and terms & conditions stated therein vide Sale Deed dated 14th December, 2015 under Document no-2630 and mutated in the revenue records vide Mutation entry no-1931 dated 02nd January, 2016.

Dayawati wife of Jeet Singh sold land admeasuring 18 Marla comprised of Rect No-21, Killa no-21/2(4-18) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th February, 2016 under Document no-3390 and mutated in the revenue records vide Mutation entry no-1939 dated 12th April, 2016.

Pioneer Urban Land & Infrastructure Limited is now the owner of 04 Kanal 18 Marla comprised of Rect No-21, Killa no-21/2(4-18).

6. Rect No-21, Killa no-20(7-11), 21/1(3-2) Kita (2) Area 10 Kanal 13 Marla

As per Jamabandi for the year 1989-1990 and 1994-1995, Sampat Singh (1/2 share), Dalip Singh (1/2 share) are the recorded owners with equal share in land admeasuring 18 Kanal comprised of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4).

Sampat Singh died on 21st January, 1999, his estate devolved upon Legal heirs namely, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta and Santa. The new names mutated in the revenue records vide Mutation entry no-1315.

As per Jamabandi for the year 1999-2000, Smt. Savitri, Pitamber, Om Prakash, Smt. Kanta, Geeta & Santa (1/2 share) and Dalip Singh (1/2 share) are the recorded co-owners in possession with undivided share in land admeasuring 18 Kanal comprised of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4).





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Smt. Savitri (widow), Pitamber & Om Prakash (sons), Smt. Kanta, Kavita, Geeta & Savita (daughters) of Lt. Shri dharam Singh sold land admeasuring 26 Kanal 03 Marla to Keshav Buildwell Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 23rd May, 2005 under Document no-1086 and mutated in the revenue records vide Mutation entry no-1522 dated 21st February, 2007, the details of land are as follows;

- i. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being $\frac{1}{2}$ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- ii. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being $\frac{1}{2}$ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (3);
- iii. 09 Kanal out of 18 Kanal being $\frac{1}{2}$ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4)

Keshav Buildwell Private Limited sold land admeasuring 56 Kanal to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 05th March, 2007 under Document no-7158 and mutated in the revenue records vide Mutation entry no-1523 dated 07th April, 2007, the details of land are as follows;

- i. 09 Kanal out of 18 Kanal being $\frac{1}{2}$ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);
- ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being $\frac{1}{2}$ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
- iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
- iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being $\frac{5}{7}$ share of Rect No-20, Killa no-10/1(7-3) Kita (1);
- v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
- vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being $\frac{1}{2}$ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);

Partition	
Dalip Singh	Pioneer Urban Land & Infrastructure Limited
Rect No-21, Killa no-2(7-18), 3/3(0-15), 19/2(3-7), 23/1(4-0), 22/2(6-0), 23/2(4-0) Kita (6) Area 26 Kanal 02 Marla	Rect No-21, Killa no-20(7-11), 21/1(3-2), 21/2(4-0), 22/1(1-18), Rect No-24, Killa no-1(5-16), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-23, Killa no-5(1-2) Kita (8) Area 26 Kanal 04 Marla
Partition passed by Tehsildar-Sohna dated 11 th February, 2009 under Rapat no-378 dated 11 th February, 2009 and mutated in the revenue records vide Mutation entry no-1557 dated 17 th February, 2009.	





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As per Jamabandi for the year 2009-2010, Pioneer Urban Land & Infrastructure Limited is the recorded owner in absolute possession of land admeasuring 10 Kanal 13 Marla comprised of Khewat/ Khata no-87/79 min, Rect No-21, Killa no-20(7-11), 21/1(3-2) Kita (2).

7. Rect No-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (6) Area 45 Kanal 02 Marla

As per Jamabandi for the year 1989-1990, 1994-1995 and 1999-2000, Ganpat, Mavasi & Jai chand all sons of Shri Tulsi are the recorded co-owners in possession of land 125 Kanal 12 Marla comprised o, Rect No-1, Killa no-25(8-0), Rect No-2, Killa no-21/1(2-0), Rect No-6, Killa no-12/1(3-18), Rect No-7, Killa no-3(0-12), 4(7-14), 8(3-8), 14(8-0), Rect No-9, Killa no-13(8-0), 17(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), 23(8-0), 24(8-0), Rect No-10, Killa no-6(8-0), Rect No-19, Killa no-10/2(4-15), Rect No-20, Killa no-4/1(5-11), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0), Rect No-27, Killa no-8/1(0-10), 8/4(3-10), Kita (22).

Jai Chand son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Yashpal. The new name mutated in the revenue records vides Mutation entry no-1411.

As per Jamabandi for the year 2004-2005, Ganpat & Mavasi both sons of Shri Tulsi (2/3 share) and Yashpal son of Lt. Shri Jai Chand (1/3 share) are the recorded co-owners in possession of land 125 Kanal 12 Marla comprised of Rect No-1, Killa no-25(8-0), Rect No-2, Killa no-21/1(2-0), Rect No-6, Killa no-12/1(3-18), Rect No-7, Killa no-3(0-12), 4(7-14), 8(3-8), 14(8-0), Rect No-9, Killa no-13(8-0), 17(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), 23(8-0), 24(8-0), Rect No-10, Killa no-6(8-0), Rect No-19, Killa no-10/2(4-15), Rect No-20, Killa no-4/1(5-11), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0), Rect No-27, Killa no-8/1(0-10), 8/4(3-10), Kita (22).

Ganpat son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat. The new names mutated in the revenue records vide Mutation entry no-1544.

As per Jamabandi for the year 2009-2010, Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat (1/3 share), Mavasi son of Shri Tulsi (1/3 share) and Yash Pal son of Shri Jai Chand (1/3 share) are the recorded co-owners in possession of land admeasuring 125 Kanal 12 Marla comprised of Khewat/ Khata no-312/273 Min, Rect No-1, Killa no-25(8-0), Rect No-2, Killa no-21/1(2-0), Rect No-6, Killa no-12/1(3-18), Rect No-7, Killa no-3(0-12), 4(7-14), 8(3-8), 14(8-0), Rect No-9, Killa no-13(8-0), 17(8-0), 18(8-0), 19/2(7-12),





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20/1(1-0), 23(8-0), 24(8-0), Rect No-10, Killa no-6(8-0), Rect No-19, Killa no-10/2(4-15), Rect No-20, Killa no-4/1(5-11), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0), Rect No-27, Killa no-8/1(0-10), 8/4(3-10), Kita (22).

Details of Owners & land	
<p>[out of 3903 share] Yash Pal son of Shri Jai Chand (459/3903 share), Mavasi sons of Shri Tulsi (1301/3903 share), Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat (1301/3903 share), M/s R O M Infratech & Housing Private Limited (842/3903 share)</p>	<p>Rect No-1, Killa no-25(8-0), Rect No-2, Killa no-21/1(2-0), Rect No-6, Killa no-12/1(3-18), Rect No-7, Killa no-3(0-12), 4(7-14), 6(8-0), 7(8-0), 8(3-8), 14(8-0), Rect No-9, Killa no-9(8-0), 10/1(1-14), 11/2(4-1), 12/1(7-11), 13(8-0), 17(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), 23(8-0), 24(8-0), Rect No-10, Killa no-6(8-0), 15/1(4-0), 15/2(4-0), 24/1(1-16), Rect No-19, Killa no-1/3(2-4), 2(7-12), 10/2(4-15), Rect No-20, Killa no-4/1(5-11), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0), Rect No-27, Killa no-8/1(0-10), 8/4(3-10), Rect No-10, Killa no-17/1(2-15), 17/2(0-18), 17/3(4-7), 18/1(0-8), 18/2(0-3), 18/3(0-13) Kita (35) Area 191 Kanal 14 Marla</p>
<p>Yash Pal son of Shri Jai Chand (23/69 share), Mavasi sons of Shri Tulsi (27/138 share), Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat (27/138 share), Sunder Lal & Hansraj both sons of Shri Roshan Lal (19/69 share)</p>	<p>Rect No-7, Killa no-13/1/1(0-19), 13/1/2(2-10) Kita (2) Area 03 Kanal 09 Marla</p>

Land after Partition	
M/s R O M Infratech & Housing Private Limited	Rect No-6, Killa no-12/1(3-18), Rect No-7, Killa no-3(0-12), 4(7-14), 6(8-0), 7(8-0), 8(3-8), 13/1/2(2-10), 14(8-0) Kita (8) Area 42 Kanal 02 Marla
Sunder Lal & Hansraj both sons of Shri Roshan Lal	Rect No-7, Killa no-13/1/1(0-19) Kita (1) Area 19 Marla





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Yash Pal son of Shri Jai Chand	Rect No-1, Killa no-25(8-0), Rect No-2, Killa no-21.1(2-0), Rect No-10, Killa no-17/2(0-18), 18/2(0-3), Rect No-19, Killa no-1/3(2-4), 10/2(4-15), Rect No-27, Killa no-8/1(0-10), 8/4(3-10), Rect No-10, Killa no-17/1/2(0-8), 18/1/2(0-1), 17/3/1(8-0), 18/3/1(0-1) Kita (12) Area 22 Kanal 18 Marla
Mavasi son of Shri Tulsi	Rect No-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect no-10, Killa no-17/3/2(0-12), 18/3/2(0-12), 24/1(1-16), 19/2(7-12), Rect No-20, Killa no-4/1(5-11), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (11) Area 64 Kanal 12 Marla
Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat	Rect No-9, Killa no-9(8-0), 10/1(1-14), 11/2(4-1), 12/1(7-11), 13(8-0), 18(8-0), 19/2(7-12), 20/1(1-0), Rect No-10, Killa no-6(8-0), 15/1(4-0), 15/2(4-0), 17/1/1(2-8), 18/1/1(0-7) Kita (13) Area 64 Kanal 13 Marla
Case no-127/NT filled in the court of Nayab Tehsildar & Assistant Collector-I passed an order dated 20 th June, 2012 for partition between the land owners. The revenue records were mutated vide Mutation entry no-1727 dated 26 th February, 2013.	

Sri Ram son of Lt. Shri Ganpat died on 26th August, 2013, his estate devolved upon Legal heirs namely, Om Prakash, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat. The new names entered in to revenue records vide Rapat no-28 dated 16th September, 2013 and mutated vide Mutation entry no-1767 dated 24th September, 2013.

Mavasi son of Shri Tulsi sold land admeasuring 53 Kanal 13 Marla to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 18th December, 2015 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-2735 and mutated in the revenue records vide Mutation entry no-1933 dated 02nd January, 2016, the details of land are as follows;

- 45 Kanal 02 Marla comprised of Rect no-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (6).
- 8 Kanal out of 24 Kanal being 1/3 share of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3);





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- iii. 11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1);

8. Rect No-21, Killa no-18/1(2-0) Kita (1) Area 02 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995 and 1999-2000, Ramfal son of Shri Ram Sahay (1/4 share), Hari Chandra, Ram Chandra & Tek Ram son of Shri Ram Sahay (3/4 share) are the recorded co-owners in possession of land admeasuring 09 Kanal comprised of Rect No-21, Killa no-18/1(2-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11) Kita (3).

Ramfal son of Shri Ram Sahay died on 01st October, 1996, his estate devolved upon Legal heirs namely, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal. The new names mutated in the revenue records vide Mutation entry no-1356 dated 30th January, 2004.

As per Jamabandi for the year 2004-2005, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Hari Chandra Tek Ram & Ram Chandra all sons of Shri Ram Sahay (3/4 share) are the recorded co-owners in possession of land admeasuring 09 Kanal comprised of Rect No-21, Killa no-18/1(2-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11) Kita (3).

Hari Chand son of Shri Ram Sahay died, his estate devolved upon Legal heirs namely, Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder (sons). The new names mutated in the revenue records vide Mutation entry no-1531 dated 23rd August, 2007.

Tek Ram son of Shri Ram Sahay sold land admeasuring 02 Kanal to Smt. Sunita wife of Shri Narender Singh for consideration and terms & conditions stated therein vide Sale deed dated 16th July, 2007 under Document no-1742 and mutated in the revenue records vide Mutation entry no-1536 dated 23rd August, 2007, the details of land are as follows;

- i. 10 Marla out of 02 Kanal being ¼ share comprised of Rect No-21, Killa no-18/1(2-0);
- ii. 01 Kanal 10 Marla out of 22 Kanal being 30/440 share comprised of Rect No-21, Killa no-17(8-0), 18/2(6-0), 24(8-0) Kita (3)

As per Jamabandi for the year 2009-2010, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam





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(daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (1/4 share), Smt. Sunita wife of Shri Narender Singh (1/4 share) are the recorded co-owner in possession of land admeasuring 02 Kanal comprised of Khewat/ Khata no-59/53, Rect No-21, Killa no-18/1(2-0) Kita (1).

Details of Owners & land	
Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (1/4 share), Smt. Sunita wife of Shri Narender Singh (1/4 share)	Rect No-21, Killa no-18/1(2-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11) Kita (3) Area 9 Kanal Rect No-21, Killa no-17(8-0), 18/2(6-0), 24(8-0), Rect No-24, Killa no-4/1(1-0) Kita (4) Area 23 Kanal

Land after partition	
Smt. Sunita wife of Shri Narender Singh	Rect No-21, Killa no-18/2(6-0), Rect No-24, Killa no-3/1/1(0-10), 3/2/1(1-5) Kita (3) Area 07 Kanal 15 Marla
Ram Chandra son of Shri Ram Sahay (160/485 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (160/485 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (160/485 share)	Rect No-21, Killa no-17(8-0), 18/1(2-0), 24(8-0), Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0) Kita (6) Area 24 Kanal 05 Marla
Case no-31/Teh filed in the Court of Assistant Collector-I passed an order dated 15 th April, 2009 for partition between the land owners. The said partition entered in to revenue records vide Rapat no-699 dated 16 th April, 2012 and mutated vide Mutation entry no-1661 dated 11 th June, 2012.	

Ram Chandra son of Shri Ram Sahay died on 23rd September, 2015, his estate devolved upon Legal heirs namely, Narender, Surender (sons) and Bhawna (daughter) through registered WILL dated 19th June, 2009 under document





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no-49. The new names mutated in the revenue records vide Mutation entry no-1934.

Release Deed dated 05th February, 2016 under document no-3393 executed by Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters) and Smt. Kripa Devi (widow) of Lt. Shri Hari Chand released their share in land in favour of Lalit & Joginder both sons of Lt. Shri Hari Chand, the details of land are as follows;

- i. 09 Marla 08 Sarsai out of 02 Kanal being 24/97 share of Rect No-21, Killa no-18/1(2-0) Kita (1);
- ii. 09 Marla 06 Sarsai out of 01 Kanal 19 Marla being 24/97 share of Rect No-24, Killa no-3/1/2(1-19) Kita (1);
- iii. 05 Marla out of 01 Kanal being 24/97 share of Rect No-24, Killa no-4/1(1-0) Kita (1);
- iv. 16 Marla 03 Sarsai out of 03 Kanal 06 Marla being 24/97 share of Rect No-24, Killa no-3/2/2(3-6) Kita (1)

The revenue records were mutated vide Mutation entry no-1935 dated 24th April, 2016.

Smt. Sunita wife of Shri Narender Singh sold land admeasuring 07 Kanal 15 comprised of Rect No-21, Killa no-18/2(6-0), Rect No-24, Killa no-3/1/1(0-10), 3/2/1(1-5) Kita (3) Area 07 Kanal 15 Marla and;

Narender, Surender (sons) and Bhawna (daughter) of Lt. Shri Ram Chandra (32/97 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (32/97 share), Lalit & Joginder both sons of Lt. Shri Hari Chand (33/97 share) sold land admeasuring 24 Kanal 05 Marla comprised of Rect No-21, Killa no-17(8-0), 18/1(2-0), 24(8-0), Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0) Kita (6);

To **Pioneer Urban Land & Infrastructure Limited** for consideration and terms & conditions stated therein vide Sale Deed dated 23rd February, 2016 under Document no-3586 and mutated in the revenue records vide Mutation entry no-1938 dated 12th April, 2016.

9. Rect No-21, Killa no-18/2(6-0), 17(8-0), 24(8-0) Kita (3) Area 22 Kanal and

Rect No-24, Killa no-3/1/1(0-10), 3/1/2(1-19), 3/2/2(3-6), 3/2/1(1-5), 4/1(1-0) Kita (5) Area 08 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995 and 1999-2000, Ramfal son of Shri Ram Sahay (1/4 share), Hari Chandra, Ram Chandra & Tek Ram son of Shri Ram Sahay (3/4 share) are the recorded co-owners in possession of land admeasuring 30 Kanal comprised of Rect No-21, Killa no-18/2(6-0), 17(8-0), 24(8-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11), 4/1(1-0) Kita (6).





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Ramfal son of Shri Ram Sahay died on 01st October, 1996, his estate devolved upon Legal heirs namely, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal. The new names mutated in the revenue records vide Mutation entry no-1356 dated 30th January, 2004.

As per Jamabandi for the year 2004-2005, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Hari Chandra Tek Ram & Ram Chandra all sons of Shri Ram Sahay (3/4 share) are the recorded co-owners in possession of land admeasuring 30 Kanal comprised of Rect No-21, Killa no-18/2(6-0), 17(8-0), 24(8-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11), 4/1(1-0) Kita (6).

Hari Chand son of Shri Ram Sahay died, his estate devolved upon Legal heirs namely, Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder (sons). The new names mutated in the revenue records vide Mutation entry no-1531 dated 23rd August, 2007.

As per Jamabandi for the year 2009-2010, Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (1/4 share), Smt. Sunita wife of Shri Narender Singh (1/4 share) are the recorded co-owner in possession of land admeasuring 30 Kanal comprised of Rect No-21, Killa no-18/2(6-0), 17(8-0), 24(8-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11), 4/1(1-0) Kita (6).

Details of Owners & land	
Ram Chandra son of Shri Ram Sahay (1/4 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (1/4 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (1/4 share), Smt. Sunita wife of Shri Narender Singh (1/4 share)	Rect No-21, Killa no-18/1(2-0), Rect No-24, Killa no-3/1(2-9), 3/2(4-11) Kita (3) Area 9 Kanal Rect No-21, Killa no-17(8-0), 18/2(6-0), 24(8-0), Rect No-24, Killa no-4/1(1-0) Kita (4) Area 23 Kanal





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Land after partition	
Smt. Sunita wife of Shri Narender Singh	Rect No-21, Killa no-18/2(6-0), Rect No-24, Killa no-3/1/1(0-10), 3/2/1(1-5) Kita (3) Area 07 Kanal 15 Marla
Ram Chandra son of Shri Ram Sahay (160/485 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (160/485 share), Smt. Kripa Devi (widow), Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters), Lalit & Joginder both sons of Lt. Shri Hari Chand (160/485 share)	Rect No-21, Killa no-17(8-0), 18/1(2-0), 24(8-0), Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0) Kita (6) Area 24 Kanal 05 Marla
Case no-31/Teh filed in the Court of Assistant Collector-I passed an order dated 15 th April, 2009 for partition between the land owners. The said partition entered in to revenue records vide Rapat no-699 dated 16 th April, 2012 and mutated vide Mutation entry no-1661 dated 11 th June, 2012.	

Ram Chandra son of Shri Ram Sahay died on 23rd September, 2015, his estate devolved upon Legal heirs namely, Narender, Surender (sons) and Bhawna (daughter) through registered WILL dated 19th June, 2009 under document no-49. The new names mutated in the revenue records vide Mutation entry no-1934.

Release Deed dated 05th February, 2016 under document no-3393 executed by Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters) and Smt. Kripa Devi (widow) of Lt. Shri Hari Chand released their share in land in favour of Lalit & Joginder both sons of Lt. Shri Hari Chand, the details of land are as follows;

- 09 Marla 08 Sarsai out of 02 Kanal being 24/97 share of Rect No-21, Killa no-18/1(2-0) Kita (1);
- 09 Marla 06 Sarsai out of 01 Kanal 19 Marla being 24/97 share of Rect No-24, Killa no-3/1/2(1-19) Kita (1);
- 05 Marla out of 01 Kanal being 24/97 share of Rect No-24, Killa no-4/1(1-0) Kita (1);
- 16 Marla 03 Sarsai out of 03 Kanal 06 Marla being 24/97 share of Rect No-24, Killa no-3/2/2(3-6) Kita (1)

The revenue records were mutated vide Mutation entry no-1935 dated 24th April, 2016.





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Smt. Sunita wife of Shri Narender Singh sold land admeasuring 07 Kanal 15 comprised of Rect No-21, Killa no-18/2(6-0), Rect No-24, Killa no-3/1/1(0-10), 3/2/1(1-5) Kita (3) Area 07 Kanal 15 Marla and;

Narender, Surender (sons) and Bhawna (daughter) of Lt. Shri Ram Chandra (32/97 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (32/97 share), Lalit & Joginder both sons of Lt. Shri Hari Chand (33/97 share) sold land admeasuring 24 Kanal 05 Marla comprised of Rect No-21, Killa no-17(8-0), 18/1(2-0), 24(8-0), Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0) Kita (6);

To **Pioneer Urban Land & Infrastructure Limited** for consideration and terms & conditions stated therein vide Sale Deed dated 23rd February, 2016 under Document no-3586 and mutated in the revenue records vide Mutation entry no-1938 dated 12th April, 2016.

10. Rect No-21, Killa no-13(8-0) Kita (1) Area 08 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995, 1999-2000, 2004-2005 and 2009-2010, Harpal son of Shri Kripa Ram is the recorded owner in absolute possession of land admeasuring 08 Kanal comprised of Khewat/ Khata no-58/52, Rect No-21, Killa no-13(8-0) Kita (1).

Harpal son of Shri Kripa Ram sold land admeasuring 08 Kanal comprised of Rect No-21, Killa no-13(8-0) Kita (1) to **Pioneer Urban Land & Infrastructure Limited** for consideration and terms & conditions stated therein vide Sale Deed dated 16th November, 2010 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-3202 and mutated in the revenue records vide Mutation entry no-1597 dated 22nd December, 2010.

11. Rect No-21, Killa no-19/1/1(4-6) Kita (1) Area 04 Kanal 06 Marla

As per Jamabandi for the year 1989-1990, 1994-1995, 1999-2000, Gurgaon Properties Private Limited and Ranjeet Singh son of Shri Govinda are the recorded owners with equal share in land admeasuring 08 Kanal 13 Marla comprised of Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2).

Ranjeet Singh son of Shri Govinda died on 08th June, 1998, his ½ share in the estate devolved upon Legal heirs namely, Sukhbeer, Harveer, Satbeer (sons), Smt. Pavitra Devi, Santosh Devi, Kunti Devi (daughters). The new names mutated in the revenue records vide Mutation entry no-1396 dated 13th July, 2007.

Sukhbeer, Harveer, Satbeer (sons), Smt. Pavitra Devi, Santosh Devi, Kunti Devi (daughters) of Lt. Shri Ranjeet Singh sold land admeasuring 04 Kanal 07





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Marla out of 08 Kanal 13 Marla being $\frac{1}{2}$ share comprised of Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2) to Pramod Agarwal son of Shri M P Agarwal for consideration and terms & conditions stated therein vide Sale Deed dated 30th April, 2004 under Document no-1365 and mutated in the revenue records vide Mutation entry no-1403 dated 13th July, 2004.

As per Jamabandi for the year 2004-2005, Gurgaon Properties Private Limited and Pramod Agarwal son of Shri M P Agarwal are the recorded owners with equal share in land admeasuring 08 Kanal 13 Marla comprised of Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2).

Pramod Agarwal son of Shri M P Agarwal sold land admeasuring 04 Kanal 07 Marla out of 08 Kanal 13 Marla being $\frac{1}{2}$ share comprised of Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2) to Chandi Ram & Pratap Singh both sons of Shri Shiv Charan ($\frac{1}{5}$ share), Dharam Pal, Jagan Singh & Om Prakash all sons of Shri Tikha Ram ($\frac{3}{10}$ share) for consideration and terms & conditions stated therein vide Sale Deed dated 07th April, 2006 under Document no-106 and mutated in the revenue records vide Mutation entry no-1491 dated 15th August, 2006.

Gurgaon Properties Private Limited sold land admeasuring 04 Kanal 07 Marla out of 08 Kanal 13 Marla being $\frac{1}{2}$ share comprised of Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2) to Munsu Ram son of Shri Bhoole Ram for consideration and terms & conditions stated therein vide Sale Deed dated 21st March, 2007 under Document no-7445 and mutated in the revenue records vide Mutation entry no-1547 dated 02nd July, 2008.

As per Jamabandi for the year 2009-2010, Chandi Ram & Pratap Singh both sons of Shri Shiv Charan ($\frac{1}{5}$ share), Dharam Pal, Jagan Singh & Om Prakash all sons of Shri Tikha Ram ($\frac{3}{10}$ share), Munsu Ram son of Shri Bhoole Ram ($\frac{1}{2}$ share) are the recorded co-owners in possession of land admeasuring 08 Kanal 13 Marla comprised of Khewat/ Khata no-57/51, Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2).

Oral Partition	
Chandi Ram & Pratap Singh both sons of Shri Shiv Charan ($\frac{1}{5}$ share), Dharam Pal & Jagan Singh both sons of Shri Tikha Ram ($\frac{1}{5}$ share), Anuj, Tarun (sons), Smt. Santosh Devi Widow of Lt. Shri Om Prakash ($\frac{1}{10}$ share), Munsu Ram son of Shri Bhoole Ram ($\frac{1}{2}$ share)	Rect No-21, Killa no-19/1(4-13), Rect No-42, Killa no-20/1(4-0) Kita (2)





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Munsi Ram son of Shri Bhoole Ram	Rect No-21, Killa no-19/1/1(4-6) Kita (1)
Chandi Ram & Pratap Singh both sons of Shri Shiv Charan (1/5 share), Dharam Pal & Jagan Singh both sons of Shri Tikha Ram (1/5 share), Anuj, Tarun (sons), Smt. Santosh Devi Widow of Lt. Shri Om Prakash (1/10 share)	Rect No-21, Killa no-19/1/2(0-7), Rect No-42, Killa no-20/1(4-0) Kita (2) Area 04 Kanal 07 Marla
Oral Partition entered in revenue records vide Rapat no-01 dated 01 st September, 2012 and mutated vide Mutation entry no-1689 dated 06 th September, 2012.	

Munsi Ram son of Shri Bhoole Ram sold land admeasuring 04 Kanal 06 Marla comprised of Rect No-21, Killa no-19/1/1(4-6) Kita (1) to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 19th September, 2012 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-4230 and mutated in the revenue records vide Mutation entry no-1700 dated 06th October, 2012.

12. Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3) Area 24 Kanal

As per Jamabandi for the year 1989-1990, 1994-1995 and 1999-2000, Ganpat, Mavasi & Jai Chand son of Shri Tulsi are the recorded co-owners in possession of land admeasuring 25 Kanal 16 Marla comprised of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-19, Killa no-1/2(1-16), Rect No-21, Killa no-5(8-0) Kita (4).

Jai Chand son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Yashpal. The new name mutated in the revenue records vide Mutation entry no-1411.

As per Jamabandi for the 2004-2005, Ganpat, Mavasi both sons of Shri Tulsi (2/3 share), Yashpal son of Lt. Shri Jai Chand (1/3 share) are the recorded co-owners in possession of land admeasuring 25 Kanal 16 Marla comprised of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-19, Killa no-1/2(1-16), Rect No-21, Killa no-5(8-0) Kita (4).

Ganpat son of Shri Tulsi died, his estate devolved upon Legal heirs namely, Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat. The new names mutated in the revenue records vide Mutation entry no-1544.





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Yash Pal son of Lt. Shri Jai Chand sold land admeasuring 08 Kanal 12 Marla out of 25 Kanal 16 Marla being 1/3rd share comprised of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-19, Killa no-1/2(1-16), Rect No-21, Killa no-5(8-0) Kita (4) to Sharmistha Devi wife of Shri Balwan for consideration and terms & conditions stated therein vide Sale Deed dated 08th August, 2008 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-2121 and mutated in the revenue records vide Mutation entry no-1550 dated 05th November, 2008.

As per Jamabandi for the year 2009-2010, Mavasi son of Shri Tulsi (1/3 share), Om Prakash, Sri Ram, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat (1/3 share), Sharmistha Devi wife of Shri Balwan (1/3 share) are the recorded co-owners in possession of land admeasuring 25 Kanal 16 Marla comprised of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-19, Killa no-1/2(1-16), Rect No-21, Killa no-5(8-0) Kita (4).

Mavasi son of Shri Tulsi sold land admeasuring 53 Kanal 13 Marla to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 18th December, 2015 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-2735 and mutated in the revenue records vide Mutation entry no-1933 dated 02nd January, 2016, the details of land are as follows;

- i. 45 Kanal 02 Marla comprised of Rect no-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (6).
- ii. 08 Kanal out of 24 Kanal being 1/3 share of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3);
- iii. 11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1);

Relinquish Deed dated 30th June, 2017 under Document no-897 executed by Om Prakash son of Lt. Shri Ganpat whereby 11/240 share of land admeasuring 24 Kanal comprised of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3) released in favour of Suresh son of Shri Om Prakash. The release of share mutated in the revenue records vide Mutation entry no-1986 dated 14th July, 2017.

13. Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1)

As per Jamabandi for the year 1999-2000, 2004-2005 and 2009-2010, Bharta & Veer Singh both sons of Heta (2/7 share), Ratan Singh & Jai Pal both sons of





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Hari Singh (1/7 share), Ganpat, Mavasi & Jai Chand all sons of Tulsi (3/7 share), Dharam Veer, Raje alias Raj Pal, Ved Prakash, Puran (sons), Smt. Kela (widow), Ramesh, Munni (daughter) of Lt. Shri Tula (1/8 share), Pramod (son), Smt. Anju (daughter) of Lt. Shri Vinod (1/56 share) are the recorded co-owners of land admeasuring 03 Kanal 11 Marla comprised of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1).

Sri Ram son of Lt. Shri Ganpat died on 26th August, 2013, his estate devolved upon Legal heirs namely, Om Prakash, Dharam Pal, Naresh (sons), Smt. Kiran Devi, Bimla Devi, Dharamvati & Mukesh Devi (daughters) of Lt. Shri Ganpat. The new names entered in to revenue records vide Rapat no-28 dated 16th September, 2013 and mutated vide Mutation entry no-1767 dated 24th September, 2013.

Mavasi son of Shri Tulsi sold land admeasuring 53 Kanal 13 Marla to Pioneer Urban Land & Infrastructure Limited for consideration and terms & conditions stated therein vide Sale Deed dated 18th December, 2015 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-2735 and mutated in the revenue records vide Mutation entry no-1933 dated 02nd January, 2016, the details of land are as follows;

- i. 45 Kanal 02 Marla comprised of Rect no-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (6).
- ii. 08 Kanal out of 24 Kanal being 1/3 share of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3);
- iii. 11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1);

Smt. Kela (widow) of Tula Ram died on 10th June, 2013, his estate devolved upon Legal heirs namely, Dharam Veer, Raje alias Raj Pal, Ved Prakash, Puran (sons), Ramesh, Munni (daughter) of Lt. Shri Tula and Pramod (son) of Lt. Shri Vinod. The new names mutated in the revenue records vide Mutation entry no-2022 dated 01st February, 2018.

Now, Pioneer Urban Land & Infrastructure Limited is the recorded owner of land admeasuring 208 Kanla 19 Marla, the details are as follows;

Particulars
Rect No-21, Killa no-19/1/1(4-6)
Rect No-21, Killa no-13(8-0)
Rect No-21, Killa no-18/1(2-0)
Rect No-21, Killa no-20(7-11), 21/1(3-2)





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Rect No-21, Killa no-22/1(1-18), Rect No-22, Killa no-16(0-5), 25(2-10)
 Rect No-21, Killa no-21/2(4-18)
 Rect No-20, Killa no-9/2(4-18), 10/1(7-3), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0)
 Rect No-21, Killa no-17(8-0), 24(8-0)
 Rect No-21, 6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0)
 Rect No-21, Killa no-16/2(4-0)
 Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16)
 Rect No-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0)
 Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0), 3/1/1(0-10), 3/2/1(1-5), Rect No-21, Killa no-18/2(6-0)
08 Kanal out of 24 Kanal being 1/3rd share of Rect No-9, Killa no-16(8-0), 24(8-0), Rect No-21, Killa no-5(8-0)
11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1)
208 Kanal 19 Marla or 26.11 Acres

Pioneer Urban Land & Infrastructure Limited sold above mentioned land admeasuring 208 Kanal 19 Marla to signatureglobal Homes Private Limited for consideration and terms & conditions stated therein vide Sale Deed dated 01st May, 2018 duly registered in the office of Sub-Registrar of Assurances-Sohna under Document no-433. The revenue records were mutated vide Mutation entry no-2105 dated 11th May, 2018

CONTIGUITY OF THE PROPERTY

As far as contiguity of **Property** is concerned a definite opinion cannot be given by us and is out of purview of our scope of work and the said scope of work may be covered under a valuation report to be obtained by a govt. registered valuer/architect.

LAND USE

The land use of **the Property** is agriculture in nature.

ENCUMBRANCES

SEARCH CONDUCTED AT THE OFFICE OF CONCERNED REVENUE AUTHORITY

Please note that NIL encumbrances found in the office of the concerned office of the Revenue Authority is exclusion/subject to the charge, encumbrances, lien created by the owners companies by way of equitable





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mortgage or otherwise which may not find reflection in the records maintained by the concerned offices.

As per the inspection and search conducted by us on the basis of the record produced before us in the office of concerned office of the Revenue Authority, the land is free from encumbrances. **Signatureglobal Homes Private Limited** is the recorded owners of the **Property** and enjoys clear, legal and marketable title to the **Property**.

SEARCH CONDUCTED AT THE REGISTRAR OF COMPANIES AT WEBSITE OF MINISTRY OF CORPORATE AFFAIRS

We have conducted a search at the concerned Registrar of Companies, Ministry of Corporate Affairs and found that there is no underlying charge over the **Property**.

POSSESSION OF THE PROPERTY

Signatureglobal Homes Private Limited has the possession of land.

RECOMMENDATIONS

1. We have perused photocopies of jambandis & mutation entries of **Property** mentioned hereinabove. However, we recommend that all original documents, Mutations, Jamabandi, Sale Deeds etc. must be perused before entering into the transaction.
2. There is an undivided share in some land parcels under the ownership of Pioneer Urban Land & Infrastructure Limited, the details of such land are as follows;
08 Kanal out of 24 Kanal being 1/3 share of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3);
11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1);
The division of land is required to make the land parcels absolute with clear boundaries.
3. The land admeasuring 200 Kanal 08 Marla is absolute under the Ownership of Pioneer Urban Land & Infrastructure Limited.
4. There are no encumbrances over the **Property**.





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5. Please ensure at your end that Signatureglobal Homes Private Limited in the meeting of its Board of Directors and/its Shareholders, as the case may be, in compliance with its Memorandum and Articles of Association, passes necessary resolution for creation of equitable mortgage in favour of HDFC Capital Advisors Limited, and also authorize one of its Directors/authorized representatives to execute necessary documents for the creation of mortgage.
6. Please ensure that necessary Form CHG-1 is filled and registered with Registrar of Companies, under whose jurisdiction the registered office of Signatureglobal Homes Private Limited is situated, to record a charge in favour of HDFC Capital Advisors Limited in compliance with provisions of Companies Act, 2013.
7. The present land use of the Property is agriculture in nature so, SARFAESI Act, 2002 shall not be applicable.
8. It is recommended that an opinion/ certificate be obtained from a government registered Architect/Valuer who will opine/ certify that the land/ property intended to be purchased is contiguous and having an independent access.

CONCLUSION

- This is a freehold agriculture land.
 - **Subject to above recommendations and observations**, The Property is free from encumbrances. We hereby confirm that **Signatureglobal Homes Private Limited** is the recorded owner of **the Property** and enjoy clear, legal and marketable title.
 - The title documents of the Property to be procured for creation of equitable mortgage in favour of HDFC Capital Advisors Limited, which are as follows;
1. Original Sale Deed dated 01st May, 2018 executed by Pioneer Urban Land & Infrastructure Limited in favour of Signatureglobal Homes Private Limited for land admeasuring 208 Kanal 19 Marla or 26.11 Acres, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurugram.

The said Deed is duly registered as Document no-433, Book no-1, Volume no-2113, page no-162 and pasted at Additional Book no-1, Volume no-1257, page no-35 to 36, 01st May, 2018.





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2. Original Sale Deed dated 05th March, 2007 executed by Keshav Buildwell Private Limited in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 56 Kanal under Document no-7158, the details of land situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon are as follows;
 - i. 09 Kanal out of 18 Kanal being ½ share of Rect No-21, Killa no-19/2(3-7), 20(7-11), 21/1(3-2), 23/1(4-0) Kita (4);
 - ii. 09 Kanal 15 Marla out of 19 Kanal 10 Marla being ½ share of Rect No-21, Killa no-21/2(4-0), 22(8-0), 23/2(4-0), Rect No-22, Killa no-16(0-5), 25(2-10), Rect No-24, Killa no-3/3(0-15) Kita (6);
 - iii. 20 Kanal 15 Marla comprised of Rect No-20, Killa no-9/2(4-18), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0);
 - iv. 05 Kanal 02 Marla out of 07 Kanal 03 Marla being 5/7 share of Rect No-20, Killa no-10/1(7-3) Kita (1);
 - v. 04 Kanal comprised of Rect No-21, Killa no-16/2(4-0) Kita (1);
 - vi. 07 Kanal 08 Marla out of 14 Kanal 16 Marla being ½ share of Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16), 2(7-18) Kita (2);
3. Original Sale Deed dated 27th April, 2007 executed by Raje alias Raj Pal, Ved Prakash, Puran (sons), [488/1300 share] Smt. Kela (widow), Ramesh, Munni (daughter) of Lt. Shri Tula 390/1300 share] and Smt. Anju daughter of Lt. Shri Vinod [82/1300 share] in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 48 Kanal out of 65 Kanal being 960/ 1300 share comprised of Rect No-21, Killa no-1(4-8), 2/1(2-18), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (10) under Document no-447, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.
4. Original Sale Deed dated 25th May, 2007 executed by Pitamber son of Shri Sampat in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 10 Marla out of 07 Kanal 03 Marla being 1/14th share comprised of Rect No-20, Killa no-10/1(7-3) Kita (1) under Document no-886, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.
5. Original Sale Deed dated 25th July, 2007 executed by Om Prakash son of Shri Sampat in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 10 Marla out of 07 Kanal 03 Marla being 1/14th share comprised of Rect No-20, Killa no-10/1(7-3) Kita (1) under Document no-1873, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.
6. Original Sale Deed dated 22nd August, 2008 executed by Pramod Kuma son of Lt. Shri Vinod in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 04 Kanal 01 Marla out of 65 Kanal being





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1/16th share comprised of Rect No-21, Killa no-1(4-8), 2/1(2-18), 6(8-0), 7(8-0), 8(8-0), 9(8-0), 10(4-10), 11(5-4), 12(8-0), 14(8-0) Kita (10) under Document no-2374, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.

7. Original Exchange Deed dated 11th February, 2009 executed between Dinesh & Rajendra Kumar both sons of Shri Dalip Singh and Pioneer Urban Land & Infrastructure Limited for exchange of following land parcels, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon;

Ownership	After Exchange
Pioneer Urban Land & Infrastructure Limited : 02 Kanal 01 Marla being 41/115 th share out of Rect No-10, Killa no-21/1(4-13), 21/2/1(1-2) Kita (2) Area 05 Kanal 15 Marla	01 Kanal 01 Marla being 1/7 th share out of Rect No-20, Killa no-10/1(7-3)
Dinesh & Rajendra : 01 Kanal 01 Marla being 1/7 th share out of Rect No-20, Killa no-10/1(7-3)	02 Kanal 01 Marla being 41/115 th share out of Rect No-10, Killa no-21/1(4-13), 21/2/1(1-2) Kita (2) Area 05 Kanal 15 Marla
Exchange Deed dated 11 th February, 2009 under Document no-4677.	

8. Original Sale Deed dated 16th November, 2010 executed by Harpal son of Shri Kripa Ram in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 08 Kanal comprised of Rect No-21, Killa no-13(8-0) Kita (1) under Document no-3202, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.
9. Original Sale Deed dated 19th September, 2012 executed by Munsil Ram son of Shri Bhoole Ram in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 04 Kanal 06 Marla comprised of Rect No-21, Killa no-19/1/1(4-6) Kita (1) under Document no-4230, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.
10. Original Sale Deed dated 18th December, 2015 Mavasi son of Shri Tulsi in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 53 Kanal 13 Marla under Document no-2735, the details of land situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon are as follows;
- 45 Kanal 02 Marla comprised of Rect no-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0) Kita (6).
 - 08 Kanal out of 24 Kanal being 1/3 share of Rect No-9, Killa no-16(8-0), 25(8-0), Rect No-21, Killa no-5(8-0) Kita (3);
 - 11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9),





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11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1).

11. Original Sale Deed dated 05th February, 2016 executed by Dayawati wife of Jeet Singh in favour of Pioneer Urban Land & Infrastructure Limited for land admeasuring 18 Marla comprised of Rect No-21, Killa no-21/2(4-18) under Document no-3390, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon.

12. Original Sale Deed dated 23rd February, 2016 executed by following persons for land admeasuring 32 Kanal in favour of Pioneer Urban Land & Infrastructure Limited, situated in the revenue estate of village Dhunela, Tehsil Sohna, District Gurgaon under Document no-3586;

Smt. Sunita wife of Shri Narender Singh sold land admeasuring 07 Kanal 15 comprised of Rect No-21, Killa no-18/2(6-0), Rect No-24, Killa no-3/1/1(0-10), 3/2/1(1-5) Kita (3) Area 07 Kanal 15 Marla and;

Narender, Surender (sons) and Bhawna (daughter) of Lt. Shri Ram Chandra (32/97 share), Devendra, Joginder, Ravinder (sons), Smt. Poonam (daughter) and Maya Devi widow of Lt. Shri Ramfal (32/97 share), Lalit & Joginder both sons of Lt. Shri Hari Chand (33/97 share) sold land admeasuring 24 Kanal 05 Marla comprised of Rect No-21, Killa no-17(8-0), 18/1(2-0), 24(8-0), Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0).

13. Original Rectification Deed dated 10th February, 2016 executed by Smt. Mukesh, Suman, Usha, Kaushal, Seema (daughters) and Smt. Kripa Devi (widow) of Lt. Shri Hari Chand for rectification of Release Deed bearing document no-3393 dated 05th February, 2016.

The said Deed is duly registered as Document no-3450, Book no-1, Volume no-2097, page no-63 and pasted at Additional Book no-1, Volume no-934, page no-1 to 3 dated 10th February, 2016.

14. Certified true copy of latest Jamabandi & Mutation forming part of the Property.

Should you desire any further information and/or clarification please do revert to us.

Thanking you,

Yours faithfully,

for SNG & PARTNERS


MUNISH UPADHYAY
ADVOCATE





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Annexure-I

SCHEDULE OF PROPERTY

S. No	Date	Sale Deed no.	Area (K-M)	Particulars
1	01.05.18	433	208-19	<p>Rect No-21, Killa no-19/1/1(4-6)</p> <p>Rect No-21, Killa no-13(8-0)</p> <p>Rect No-21, Killa no-18/1(2-0)</p> <p>Rect No-21, Killa no-20(7-11), 21/1(3-2)</p> <p>Rect No-21, Killa no-22/1(1-18), Rect No-22, Killa no-16(0-5), 25(2-10)</p> <p>Rect No-21, Killa no-21/2(4-18)</p> <p>Rect No-20, Killa no-9/2(4-18), 10/1(7-3), 11/1(3-17), Rect No-21, Killa no-15(8-0), 16/1(4-0)</p> <p>Rect No-21, Killa no-17(8-0), 24(8-0)</p> <p>Rect No-21, 6(8-0), 7(8-0), 8(8-0), 9/2(4-4), 10/2(2-12), 11(5-4), 12(8-0), 14(8-0)</p> <p>Rect No-21, Killa no-16/2(4-0)</p> <p>Rect No-23, Killa no-5(1-2), Rect No-24, Killa no-1(5-16)</p> <p>Rect No-9, Killa no-17(8-0), 23(8-0), 24(8-0), Rect No-21, Killa no-2/2(5-2), 3(8-0), 4(8-0)</p> <p>Rect No-24, Killa no-3/1/2(1-19), 3/2/2(3-6), 4/1(1-0), 3/1/1(0-10), 3/2/1(1-5), Rect No-21, Killa no-18/2(6-0)</p> <p>08 Kanal out of 24 Kanal being 1/3rd share of Rect No-9, Killa no-16(8-0), 24(8-0), Rect No-21, Killa no-5(8-0)</p> <p>11 Marla out of 03 Kanal 11 Marla being 1/7 share of Rect No-7, Killa no-13/2/2(0-4), 18/2(0-2), 19/2(0-6), 22/2(0-9), Rect No-9, Killa no-10/2(0-9), 11/1(0-8), 11/3(0-6), 12/2(0-9), 19/1(0-8), 2/1(0-9), 22/2(0-8), Rect No-10, Killa no-16/2(0-1)</p>
Total			208-19	208 Kanal 19 Marla or 26.11 Acres

