

To,

Dated: 07.01.2021

M/s GLS Infracon Pvt. Ltd.

Having its offices at 707, 7th Floor, JMD Pacific Square, Sector 15 – II, Gurugram

Subject: Title Search Report – land admeasuring 45K 6M, situated within the revenue estate of Village Nawada Fatehpur, Tehsil Manesar District Gurugram

Sir,

On the instructions of your office, undersigned perused the following revenue record pertaining to the above noted land bearing

1. **Rectangle No. 30 Killa No. 8/2/1(4-12, 9/2/2(1-0), 13/1(1-17) admeasuring 7K 9M in the name of Geeta Yadav W/o Suman Kumar to the extent of 41/165 share, Anita Yadav w/o Bijender Singh to the extent of 124/165 share.**
2. **Rectangle No. 30, Killa No. 11/2/4(1-3), 12/1/2(3-18) admeasuring 5K 1M in the name of Munesh Yadav W/o Billu@Bhermpal to the extent of ½ share and Jagwati W/o Joginder Singh to the extent of ½ share.**
3. **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0), 21(8-0), 22/1(4-16) admeasuring 32K16M in the name of Beena Industries(Veena Industries)**

Total admeasuring 45K 6M, situated within the revenue estate of Village Nawada Fatehpur, Tehsil Manesar District Gurugram:

- i) Certified copies of Jamabandi years – 1991-92, 1996-97, 2001-02, 2006-07, 2011-12 and 2016-17
- ii) Certified copies of respective Mutations recorded in the said Jamabandis,
- iii) Registered record in the office of Sub Registrar, Manesar, Gurugram and copies of Collaboration Agreements and Addendum to Collaboration Agreements bearing Vasika No. 4452, 4453 both dated 16.03.2018, 4471 dated 19.03.2018, 1591, 1592, 1593 all dated 20.07.2018;
- iv) SPAs bearing Vasika No. 81 & 82 dated 16.03.2018 and 87 dated 19.03.2018.

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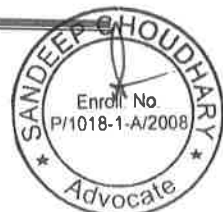


1. As per the above noted records the chain of title of the above noted land bearing **Rectangle No. 30 Killa No. 8/2/1(4-12, 9/2/2(1-0), 13/1(1-17) admeasuring 7K 9M** is as follows:

- i) As per Jamabandi year 1991-92 the land bearing:
 - a) Rectangle No. 30 Killa No. 9(7-7) was part of land in Khewat No. 86 Khata No. 165, land bearing Rectangle No. 30 Killa No. 8(6-18), 13(4-0) was part of Khewat No. 86, Khata No. 167, and was recorded in the ownership of Ishwar Singh S/o Ami S/o Hira Singh to the extent of 1/18th Share, Amilal S/o Hira Singh to the extent of 1/18th share, Jeetram, Chander singh sons and Rajbala, daughter of Kanwar Singh to the extent of 1/18th share, Sohan Lal S/o Jaariya to the extent of 1/16th share, Smt. Chameli widow, Santram, son, Smt. Indra, harshana, Shakuntala daughters, of Dhaniram S/o Naanga having 1/5th share each out of of 1/12th share, Gopi Chand, Ratan Lal, Om Prakash, Satish, Mavasi Ram sons, having 1/5th share each out of 19/42 share, Smt. Dhankaur Widow and Smt. Santosh daughter, of Mahasukh having 1/2 share each out of 1/21 share.
- ii) As per Jamabandi year 1996-97, the land bearing:
 - a) Rectangle No. 30 Killa No. 9(7-7) was part of land in Khewat No. 106 Khata No. 175, land bearing Rectangle No. 30 Killa No. 8(6-18), 13(4-0) was part of Khewat No. 106, Khata No. 177, and was recorded in the ownership of Ishwar Singh S/o Ami S/o Hira Singh to the extent of 1/18th Share, Amilal S/o Hira Singh to the extent of 1/18th share, Jeetram, Chander singh sons and Rajbala, daughter of Kanwar Singh S/o Hira Singh to the extent of 1/18th share, Rajbir S/o Sohan Lal S/o Jaariya to the extent of 1/6th share, Rampat S/o Naanga to the extent of 1/12th share, Smt. Chameli widow, Santram, son, Smt. Indra, Harshana, Shakuntala daughters, of Dhaniram S/o Naanga having 1/5th share each out of 1/12th share, Gopi Chand, Ratan Lal, Om Prakash, Satish, Mavasi Ram sons, having 1/5th share each out of 19/42 share, Smt. Dhankaur Widow and Smt. Santosh daughter, of Mahasukh having 1/2 share each out of 1/21 share.



- b) **As per Mutation No. 782** sanctioned on 24.02.1997, the share of Amilal on his death on 19.10.1996 was inherited by Ramanand, Jalsingh, Harisingh, Sons, Smt. Shanti, daughter of Amilal S/o Hira Singh, having 1/4th share each, out of 1/18th share.
- c) **As per Mutation No. 786** sanctioned on 24.11.1998, Rajbir S/o Sohan Lal S/o Jaariya sold his share in Khewat No. 86 Khata No. 160, 161, 163, 164, 165, 166, 167 to the extent of 87/1284 to Rajender Singh S/o Ganeshilal R/o RZ/16M, Najafgarh to the extent of 23/1284 share and Krishan Kumar S/o Shivchand, Shakuntala Devi W/o Shivchand R/o Mahendergarh to the extent of 64/1284 share vide Sale deed bearing Vasika No. 13876 dated 15.01.1998. Said land included land falling in Rectangle No. 30 Killa No. 8(6-18), 9(7-7), 13(4-0).
- d) **As per Mutation No. 787** sanctioned on 24.11.1998, Rajbir S/o Sohan Lal S/o Jaariya sold his share in Khewat No. 86 Khata No. 160, 161, 163, 164, 165, 166, 167 to the extent of 87/1284 to Rajender Singh S/o Ganeshilal R/o RZ/16M, Najafgarh to the extent of 27/1284 share and Krishan Kumar S/o Shivchand, Shakuntala Devi W/o Shivchand R/o Mahendergarh to the extent of 60/1284 share vide Sale deed bearing Vasika No. 13876 dated 15.01.1998. Said land included land falling in Rectangle No. 30 Killa No. 8(6-18), 9(7-7), 13(4-0).
- iii) As per Jamabandi year **2001-02**, the land bearing:
- a) Rectangle No. 30 Killa No. 9(7-7) was part of land in Khewat No. 126 Khata No. 195, land bearing Rectangle No. 30 Killa No. 8(6-18), 13(4-0) was part of Khewat No. 126, Khata No. 197, and was recorded in the ownership of Ishwar Singh S/o Amilal S/o Hira Singh to the extent of 1/18th Share, Ramanand, Jalsingh, Harisingh, Sons, Smt. Shanti, daughter of Amilal S/o Hira Singh, having 1/4th share each, out of 1/18th share, Jeetram, Chander Singh sons and Rajbala, daughter of Kanwar Singh S/o Hira Singh having 1/3rd share each out of 1/18th share, Rajbir S/o Sohan Lal S/o Jaariya to the extent of 1/32nd share, Rampat S/o Naanga to the extent of 1/12th share, Smt. Chameli widow,



Santram, son, Smt. Indra, Harshana, Shakuntala daughters, of Dhaniram S/o Naanga having 1/5th share each out of 1/12th share, Gopi Chand, Ratan Lal, Om Prakash, Satish, Mavasi Ram sons, having 1/5th share each out of 19/42 share, Smt. Dhankaur Widow and Smt. Santosh daughter, of Gulaji S/o Mahasukh having 1/2 share each out of 1/21 share, Rajender Singh S/o Ganeshi Lal R/o RZ 16M, Najafgarh, Delhi to the extent of 5/128 share, Krishan Kumar S/o Shivchand, Shakuntala Devi W/o Shivchand R/o Mahendergarh having 1/2 share each out of 37/384th share.

- b) As per mutation no. **1107** sanctioned on 29.6.2005 Ishwar S/o Amilal (1/18 share), Ramanand, Jal Singh sons, Smt. Shanti, Daughter of Amilal S/o Hira Singh to the extent of 1/24 share, Jit Ram, Chander Singh, sons, Smt. Rajbala daughter of Kanwar Singh S/o Hira Singh to the extent of 1/18 share, Smt. Chamli Devi widow, Santram son, Smt. Indra, Krishna, Shakuntala, daughters, of Dhani Ram s/o Nanga to the extent of 1/6 share sold their share in agricultural land including in land bearing Ractangle No. 30, Killa No. 8 (6-8), 9 (7-7), 13,13 (4-0), to Mahender Singh s/o Uday Ram, Rajesh s/o Moji Ram, Raj Karan s/o Singh Ram R/o Kapashera, New Delhi to the extent of 314/987 share vide sale deed bearing no. 5885 dated 15.6.2005.
- c) As per mutation no. **1108** sanctioned on 24.6.2005 Gopi Chand, Rattan Lal, Om Parkash, Satish, sons of Lt. Sh. Guljari having equal share to the extent of 172/9807 share, Smt. Dhan Kaur widow of Guljari, Smt. Santosh daughter of Guljari each having equal share to the extent of 1/21 share sold their share in agricultural land including in land bearing Ractangle No. 30, Killa No. 8 (6-8), 9 (7-7), 13,13 (4-0), to Mahender Singh s/o Uday Ram, Rajesh s/o Moji Ram, Raj Karan s/o Singh Ram R/o Kapashera, New Delhi to the extent of 219/987 share vide sale deed bearing no. 5915 dated 15.6.2005.
- d) As per mutation no. **1109** sanctioned on 5.9.2005 share of Krishan Kumar s/o Shiv Chand Ram was inherited by Ashwani Kumar, Yavisht Kumar sons, Smt. Sulekha Devi, Vinita

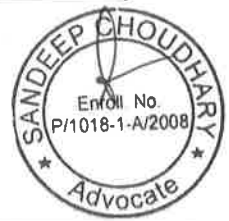


daughters, Smt. Shakuntala Devi widow of Krishan Kumar s/o Shiv Chand Ram to the extent of 117/2568 share.

- a) Vide mutation no. **1225** sanctioned on 14.07.2006 Smt. Shakuntala w/o Shiv Chand Ram sold her share to the extent of 58/1284 to **Smt. Suman w/o Nityanand** R/o Patel Nagar, Gurgaon vide sale deed bearing no. 7560 dated 8.7.2005.
- b) Vide mutation no. 1226 sanctioned on 14.7.2006 Rajinder Singh @ Rajpal s/o Ganshi Lal sold his share to the extent of 48/1284 which comes to **2K 8M** to **Smt. Geeta Yadav w/o Suman Kumar** R/o Miawali Colony, Gurgaon vide sale deed no. 2360 dated 21.6.2005.
- c) As per mutation no. 1227 sanctioned on 14.7.2006 Ashwani Kumar, Yavisht Kumar son, Smt. Sulekha Devi, Vinita, daughter, Smt. Shakuntala Devi, widow Krishan Kumar s/o Shiv Chand Ram to the extent of 59/1284 share which comes to **2K 19M** to **Geeta Yadav w/o Suman Kumar** R/o Miawali Colony, Gurugram vide sale deed no. 9877 dated 16.8.2005.
- d) As per mutation no. **1239** sanctioned on 22.8.2006 Rajesh s/o Moji Ram, Raj Karan s/o Singh Ram sold their 220/987 share in land including land bearing Rectangle No. 30, Killa No. 8 (6-18), 9 (7-7), 13 (4-0) to M/s Kamdhenu Project Pvt. Ltd. Sector-45, Gurgaon vide sale deed no. 8702 dated 19.7.2006.
- e) As per mutation no. **1240** sanctioned on 22.8.2006 Rajesh s/o Moji Ram, Raj Karan s/o Singh Ram sold their 135/987 share in land including land bearing Rectangle No. 30, Killa No. 8 (6-18), 9 (7-7), 13 (4-0) to M/s Kamdhenu Project Pvt. Ltd. Sector-45, Gurgaon vide sale deed no. 8703 dated 19.7.2006.

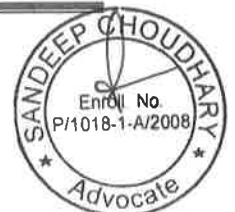
iv) As per Jamabandi year **2006-07**, the land bearing:

- a) As per Jamabandi year 2006-07 land bearing Rectangle no. 30 Killa No. 9 (7-7), 8 (6-18), 13 (4-0), was part of Khewat No. 174 Khata No. 253-19 and 258 and the same was recorded in the names of Hari Singh s/o Amilal s/o Hira Singh to the extent of 41/2961 share, Rajbir s/o Sohan Lal s/o Jahariya to the extent of 113/2961 share, Satish Kumar, Jai Bhagwan sons of Mohan Lal each having half share $\frac{1}{2}$ share in land to the extent of 20/2961 share, Sunder Lal s/o Girwar to the extent of 5/987 share, Jitender



Pal s/o Mange Ram to the extent of 25/2961 share, Gulab s/o Naval Singh to the extent of 149/8883 share, Ranbir s/o Girwar to the extent of 74/8883 share, Smt. Sumitra Yadav W/o Tejpal s/o Ratiram to the extent of 10/2961 share, Jaipal s/o Sohan Lal s/o Hira Singh to the extent of 5/987 share, Smt. Jyoti Yadav W/o Ritesh Yadav s/o Satender Singh to the extent of 20/2961 share, Smt. Savita Devi W/o Suresh Kumar s/o Ganpat Singh to the extent of 52/8883 share, Smt. Saroj Devi W/o Ramesh Kumar to the extent of 16/2961 share, Smt. **Geeta W/o Suman Kumar to the extent of 740/8883 share**, M/s Kamdhenu Project Pvt. Ltd. to the extent of 458/1269 share, Smt. Suman Devi W/o Umed Singh to the extent of 25/5922 share, Smt. Ramwati W/o Mamchand Yadav to the extent of 25/5922 share, Nirmal W/o Surender to the extent of 5/1974 share, Rajbir s/o Ramchander to the extent of 67/8883 share, Bishambar Singh s/o Sher Singh to the extent of 5/987 share, Sukhbir, Ishwar, Deepak sons of Meer Singh each having 1/3 share in land to the extent of 22/2961 share, Bimla Devi W/o Daya Nand s/o Ratiram to the extent of 4/987 share, Smt. Suman W/o Nityanand to the extent of 401/8883 share, Bharampal s/o Jhuttad Singh to the extent of 10/329 share, Rajender s/o Ramchander to the extent of 5/987 share, Mahender s/o Udayram to the extent of 212/8883 share, Bimla Devi W/o Narender Singh s/o Ptithvi Singh to the extent of 5/1974 share, Mavasi s/o Guljari s/o Mahasukh to the extent of 268/2961 share, Rajbir s/o Kanwarlal to the extent of 10/2961 share, Gopi Chand, Ratanlal, Om Parkash, Satish sons having 1/4 share each in land to the extent of 1667/8883 share, Krishan Lal s/o Chander Singh to the extent of 74/8883 share.

- f) **As per mutation no. 1290 sanctioned on 15.12.2006** Dasrath Singh s/o Bachan Singh Chouhan sold his share in agricultural land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to the extent of 7/987 share to Jyoti Yadav W/o Ritesh Yadav s/o Satender Singh R/o 972/3, Gurgaon vide sale deed bearing no. 11162 dated 25.8.2006.
- g) **As per mutation no. 1291 sanctioned on 15.12.2006** Surender Singh s/o Ram Singh sold his share in agricultural land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to the extent of 9/987 share to Usha Rani w/o Anil Kumar s/o



- Ved Parkash R/o Rajiv Nagar, Gurgaon vide sale deed bearing no. 11119 dated 24.8.2006.
- h) **As per mutation no. 1316 sanctioned on 15.2.2007** Amit Kumar s/o Baban Singh, Puran Singh s/o Sheokarn sold his share in agricultural land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to the extent of 52/8883 to Savita Devi W/o Suresh Kumar s/o Ganpat vide sale deed no. 11161 dated 25.8.2006.
- i) **As per mutation no. 1317 sanctioned on 15.2.2007**, Jai Singh s/o Kabul Singh Shekhawat R/o Kotputli, Jaipur sold his 11/1974 share to the extent of 0K 5M 5S agricultural land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to Saroj Devi W/o Ramesh Kumar vide sale deed no. 11117 dated 24.8.2006.
- j) **As per mutation no. 1377 sanctioned on 4.6.2007**, Usha Rani W/o Anil Kumar s/o Ved Parkash R/o Sector-12, Gurgaon sold her 8/987 share in land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to Suman Devi W/o Umed Singh, Smt. Ramwati W/o Mamchand vide sale deed no. 21066 dated 10.1.2007.
- k) **As per mutation no. 1390 sanctioned on 28.7.2007 Geeta W/o Suman Kumar** R/o Miawali Colony, Gurgaon sold her share in land recorded in Khata No. 126 procured as per mutation no. 1227 admeasuring 1K 4M to **Manju W/o Avdesh** R/o Chakkarpur Tehsil & Distt Gurgaon vide sale deed bearing registration no. 5227 dated 1.6.2007.
- l) **As per mutation no. 1488 sanctioned on 28.1.2008**, Hari Singh s/o Amilal s/o Heera Singh, to the extent of 13/987 share Mvasi Ram s/o Guljari to the extent of 51/987 in land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), share was sold to Mahender Singh s/o Udy Ram, Rajesh s/o Moji Ram, Raj Karan s/o Singh Ram vide sale deed bearing no. 6652 dated 27.6.2005.
- m) **As per mutation no. 1522 sanctioned on 11.6.2008 Geeta W/o Suman Kumar** R/o Miawali Colony, Gurgaon sold her share to the extent of 42/1284 share in land recorded in Khata No. 126



procured as per mutation no. 1226-1227 which comes to 2K 2M to **Smt. Anita Yadav W/o Bijender Singh** R/o Sarai, Faridabad vide sale deed bearing registration no. 3438 dated 8.5.2008.

- n) **As per mutation no. 1544 sanctioned on 1.1.2009**, Manju Rani W/o Avdesh R/o Chakkarpur, Gurgaon (24/1284 share) and Smt. Suman W/o Nityanand R/o Patel Nagar, Gurgaon (58/1284 share) procured as per mutation no. 1225-1390, sold her share admesuring 4K 2M to **Smt. Anita Yadav W/o Bijender Singh** R/o Sarai, Faridabad vide sale deed bearing registration no. 16148 dated 13.10.2008.
- o) **As per mutation no. 1565 sanctioned on 18.6.2009** M/s Kamdhenu Pvt. Ltd. sold land including land bearing Rectangle No. 30 Killa No. 8 (6-8), 9 (7-7), 13,13 (4-0), to the extent of 355/987 share to M/s Graner Propbuild Pvt. Ltd. vide sale deed bearing no. 821 dated 11.4.2007.
- p) **As per mutation no. 1579 sanctioned on 14.9.2009**, Bishamber Singh s/o Sher Singh R/o Nurpur, Tehsil & Distt, Gurgaon sold his share in land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to the extent of 5/987 share to Maman Singh s/o Sultan Singh s/o Ram Prasad vide sale deed no. 24795 date 28.2.2007.
- q) **As per mutation no. 1586 sanctioned on 9.12.2009** Smt. Riva Devi W/o Sayma s/o Ram Sharan sold his share in land including land bearing Rectangle No. 30 Killa No. 8 (6-18), 9 (7-7), 13 (4-0), to the extent of 5/987 share to Maman Singh s/o Sultan Singh s/o Ram Prasad vide sale deed no. 24795 date 28.2.2007.
- r) **As per mutation no. 1617 sanctioned on 30.4.2010**, vide order dated 13.4.2010 passed by the court of Assistant Collector 1st grade in case no. 214 TEH, a decree of partition was passed whereby **Smt. Geeta Yadav W/o Suman Kumar** to the extent of 41/165 share **Smt. Anita Yadav W/o Bijender Singh** to the extent of 124/165 share were recorded to be owners in Rectangle No. 30 Kill No. 9/2 (1-4), 8/2 (5-4), 13/1 (1-17). Pertinent to note that Smt. Misro widow of Sohan Lal s/o Jahriya was recorded as Gair Morussi in land bearing Rectangle No. 30 Killa No. 8/2 (5-4), 13/1 (1-17).



- v) As per Jamabandi year **2011-12**, the land bearing:
- a) Rectangle No. 30 Killa No. 9/2(1-4), was part of land in Khewat No. 260 Khata No. 308, land bearing Rectangle No. 30 Killa No. 8/2(5-4), 13/1(1-17) was part of Khewat No. 260, Khata No. 309, and was recorded in the ownership of **Geeta Yadav W/o Suman Kumar** R/o 82/C Mianwali Colony, Gurgaon, to the extent of 41/165 share, & **Smt. Anita Yadav W/o Bijender Singh** R/o Sarai Khubaj, District Faridabad, to the extent of 124/165 share.
 - b) Smt. Misri w/o Sohan Lal S/o Jawahra are recorded as Gair Morussi – However, vide Rapat No. 662 dated 22.03.2011, the girdawri was corrected to Khudkasht as per Order of Sh. Balraj Singh, Asstt. Collector, IInd Grade, Manesar, Gurgaon.
 - c) As per Mutation No. **1818** sanctioned on 19.07.2012, land bearing Rectangle No. 30, Killa No. 8/2/2(0-12), 9/2/1(0-4) was acquired by HSVP for development of Road,
- vi) As per Jamabandi year **2016-17**, the land bearing:
- a) Rectangle No. 30 Killa No. 9/2/2(104), was part of land in Khewat No. 286 Khata No. 316, land bearing Rectangle No. 30 Killa No. 8/2/1(4-12), 13/1(1-17) was part of Khewat No. 286, Khata No. 317, and was recorded in the ownership of Geeta Yadav W/o Suman Kumar R/o 82/C Mianwali Colony, Gurgaon, to the extent of 41/165 share, & Smt. Anita Yadav W/o Bijender Singh R/o Sarai Khubaj, District Faridabad, to the extent of 124/165 share.
 - b) As per mutation no. **2196** sanctioned on 23.3.2018, the mortgage on the land bearing Rectangle No. 30 Killa No. 9/2/2 (1-0) created by Geeta Yadav in favour of Dhan Raj Kedia vide lease deed no. 3403/1 dated 25.1.2017 was recorded to be cancelled.
2. As per the above noted records the chain of title of the above noted land bearing **Rectangle No. 30, Killa No. 11/2/4(1-3), 12/1/2(3-18)** is as follows:
- i) As per Jamabandi year 1991-92 the land bearing:
- a) **Rectangle No. 30, Killa No. 11 (8-0), 12/1 (4-0)** was part of Khewat No. 19 Khata No. 48 and was recorded in the name of Hardev S/o Lekha S/o Rooda.

- b) **As per Mutation No. 738** sanctioned on 12.08.1996 land bearing Rectangle No. 29 Killa No. 15(7-12), Rectangle No. 30 Killa No. 10/2(4-0), 11(8-0), 12/1(4-0) total admeasuring 23K 12 M to the extent of 117/472 share which comes to 5K 17M was sold by Naval Singh S/o Hardev S/o Lekha vide Sale Deed bearing No. 3380 dated 12.06.1996 to Jaswant Singh S/o Pyare Lal.
- ii) As per Jamabandi year 1996-97 the land bearing:
- a) **Rectangle No. 30, Killa No. 11 (8-0), 12/1 (4-0)** was part of Khewat No. 23 Khata No. 52 and was recorded in the name of Jitender Kumar, Son, Smt. Kamal Devi, daughter, of Pavan Singh S/o Hardev to the extent of 352/1416 share, Jagjivan Ram, Rajpal Ss/o Raghbir Singh S/o Hardev having $\frac{1}{2}$ share each out of 472/1416 share, Pahlad Singh S/o Jeet Singh R/o 5/5 Model Town, New Delhi to the extent of 120/1416 share, Jaswant S/o Pyare Lal, R/o Village Palawas, Tehsil & District Rewari to the extent of 471/1416 share, Nawal Singh S/o Hardev S/o Lerwa to the extent of 1/1416 share.
- b) **As per Mutation No. 819 sanctioned on 6.04.1999**, Jitender Kumar, son and Kamla Devi, daughter of, Pooran Singh sold their 117/472 share to Rao Jaswant Singh S/o Pyarelal R/o Pallawas The & Distt. Rewari.
- iii) As per Jamabandi year 2001-02 the land bearing:
- a) **Rectangle No. 30, Killa No. 11 (8-0), 12/1 (4-0)** was part of Khewat No. 30 Khata No. 58 and was recorded in the name of Jagjivanram, Rajpal sons of Raghbir Singh S/o Hardev, having $\frac{1}{2}$ share each out of 472/1416 share, Pahlad Singh S/o Jeet Singh R/o 5/5, Model Town, New Delhi to the extent of 120/1416 share, Jaswant S/o Pyare Lal R/o Pallawas Tehsil & District Rewari to the extent of 823/1416 share, Naval Singh S/o Hardev S/o Lerwa to the extent of 1/1416 share.
- iv) As per Jamabandi year 2006-07 the land bearing:
- a) **Rectangle No. 30, Killa No. 11 (8-0), 12/1 (4-0)** was part of Khewat No. 52 Khata No. 82 and was recorded in the name of Jagjivanram, Rajpal sons of Raghbir Singh S/o Hardev, having $\frac{1}{2}$ share each out of 472/1416 share, Pahlad Singh S/o Jeet Singh R/o 5/5, Model Town, New Delhi to the extent of 120/1416 share, Jaswant S/o Pyare Lal R/o Pallawas Tehsil & District Rewari to the extent of 823/1416



- share, Naval Singh S/o Hardev S/o Lerwa to the extent of 1/1416 share.
- b) **As per Mutation No. 728** sanctioned on 24.06.1996 land bearing Rectangle No. 29, Killa No. 15(7-12), Rectangle No. 30 Killa No. 10/2(4-0), 11(8-0), 12/1(4-0), to the extent of 80/472 share which comes to 4K 0M was sold and conveyed by Naval Singh S/o Hardev(40/472 share), Jitender, son, Smt. Kamla Devi, daughter, of Pooran Singh (having equal share to the extent of 40/472 share) to Pahlad Singh S/o Jeet Singh R/o 5/5, Model Town, New Delhi.
- c) Vide mutation no. **1212** sanctioned on 25.6.2006 Jaswant s/o Pyare Lal R/o Palhawas, Rewari sold share to the extent of 823/1416 share to **Smt. Munesh w/o Billu @ Bharpal s/o Jhuttar Singh, Smt. Jagwanti w/o Joginder Singh s/o Dharpal R/o Kapasehra, New Delhi**, equally to the extent of 823/1416 share which comes to 13K 14M vide sale deed bearing registration no. 28373 dated 30.3.2006.
- d)
- v) As per Jamabandi year **2011-12** the land bearing:
- a) **Rectangle No. 30, Killa No. 11 (8-0), 12/1 (4-0)** was part of Khewat No. 76 Khata No. 88 and was recorded in the name of Jagjivan, Rajpal sons of Raghbir Singh S/o Hardev, having ½ share each out of 1/3 share, Pahlad Singh S/o Jeet Singh R/o 5/5, Model Town, New Delhi to the extent of 5/59 share, Naval Singh S/o Hardev S/o Lekha to the extent of 1/1416 share, Smt. Munesh W/o Billu@Brahampal S/o Jhuttar Singh to the extent of 823/2832 share, Smt. Jagwanti W/o Joginder Singh S/o Dharpal R/o Kapashera, New Delhi to the extent of 823/2832 share.
- b) As per Mutation No. 1818 sanctioned on 19.07.2012, land bearing Rectangle No. 30, Killa No. 12/1/1(0-2), was acquired by HSPV for development of Road,
- vi) As per Jamabandi year **2016-17** the land bearing:
- a) **Rectangle No. 30, Killa No. 11/2(4-11), 12/1/2(3-18)** was part of Khewat No. 77 Khata No. 87 and was recorded in the name of Jagjivan, Rajpal sons of Raghbir Singh S/o Hardev, having ½ share each out of 1/3 share, Pahlad Singh S/o Jeet Singh R/o 5/5, Model Town, New Delhi to the extent of 5/59 share, Naval Singh S/o Hardev S/o Lekha to the extent of 1/1416 share, Smt. Munesh W/o Billu@Brahampal S/o Jhuttar Singh to the extent of 823/2832 share,

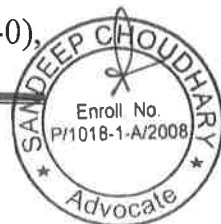
Smt. Jagwati W/o Joginder Singh S/o Dharampal R/o Kapashera, New Delhi to the extent of 823/2832 share.

- b) As per mutation no. **2141** sanctioned on 5.9.2017 vide order dated 27.7.2017 passed by the court of Assistant Collector 1st grade in case no. 9 TEH Smt. **Munesh** W/o Billu @ Bharampal s/o Jhuttar Singh to the extent of ½ share and **Smt. Jagwati** W/o Joginder Singh s/o Dharampal R/o Kapashera, New Delhi to the extent of ½ share were recorded to be owners in land bearing Rectangle No. 30 Killa No. 11/2/4 (1-3), 12/1/2 (3-18).
3. As per the above noted records the chain of title of the above noted land bearing **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0), 21(8-0), 22/1(4-16)** is as follows:
- i) As per Jamabandi year 1991-92 the land bearing:
- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0)** was part of Khewat No. 20 Khata No. 50 and was recorded in the name of Jaimal, Maamchand sons of Chetram S/o Tota each having ½ share out of 1/6 share, Ramnarayan, Rameshwar, Baluram, Samay Singh Sons of Smt. Shanti Devi daughter of Chandgi S/o Amar Singh each having 1/5th share out of 1/6th share, Bobad S/o Ramjilal s/o Basti to the extent of 2/3 share.
- b) **Rectangle No. 30 Killa No. 21(8-0), 22(5-8)** was part of Khewat No. 84 Khata No. 158 and was recorded in the ownership of Ram Kishan S/o Kishan S/o Chhaju.
- c) **As per mutation No. 692** sanctioned on 30.03.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Raminder Kaur W/o Kulbir by Ram Kishan S/o Kishan Lal vide sale deed No. 3144 dated 19/05/1995.
- d) **As per mutation No. 693** sanctioned on 30.03.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Randhir W/o Pahlad Singh by Ram Kishan S/o Kishan Lal vide sale deed No. 3081 dated 18/05/1995.
- e) **As per mutation No. 720** sanctioned on 24.06.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Satwinder Kaur W/o Randhir Singh by



Ram Kishan S/o Kishan Lal vide sale deed No. 3080 dated 18/05/1995.

- f) **As per mutation No. 721** sanctioned on 24.06.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Kulbir Singh S/o Pahlad Singh by Ram Kishan S/o Kishan Lal vide sale deed No. 3085 dated 18/05/1995.
 - g) **As per mutation No. 722** sanctioned on 24.06.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Harbans Kaur W/o Pahlad by Ram Kishan S/o Kishan Lal vide sale deed No. 3084 dated 18/05/1995.
 - h) **As per mutation No. 723** sanctioned on 24.06.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Pahlad Singh s/o Jeet Singh by Ram Kishan S/o Kishan Lal vide sale deed No. 3083 dated 18/05/1995.
 - i) **As per mutation No. 724** sanctioned on 24.06.1996 the 79/633 share in land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) was sold to Raminder Kaur W/o Kulbir by Ram Kishan S/o Kishan Lal vide sale deed No. 3082 dated 18/05/1995.
- ii) As per Jamabandi year 1996-97 the land bearing:
- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0)** was part of Khewat No. 26 Khata No. 56 and was recorded in the name of Bobad S/o Ramjilal s/o Basti to the extent of 27/400 share, Pahlad Singh S/o Jeet Singh R/o 5/5 Model Town, New Delhi to the extent of 133/400 share, Smt. Harbans Kaur W/o Pahlad Singh R/o H 5/5, Model Town, Delhi to the extent of 240/400 share.
 - b) **Rectangle No. 30 Killa No. 21(8-0), 22(5-8)** was part of Khewat No. 104 Khata No. 168 and was recorded in the ownership of Ram Kishan to the extent of 80/633 share; Pahlad Singh S/o Jeet Singh having 1/7 share, Smt. Harbans Kaur w/o Pahlad Singh, Ragbhir, Kulbir Singh, sons of Pahlad Singh having 1/3rd share each out of 3/7 share, Smt. Raminder Kaur W/o Kulbir having 2/7 share, Smt. Satwinder Kaur W/o Ragbhir Singh having 1/7 share out of 553/633 share of land.
 - c) **As per mutation No. 675** sanctioned on 30.03.1996, Bobad S/o Ramjilal sold land bearing Rectangle No. 30, Killa No. 19(8-0),

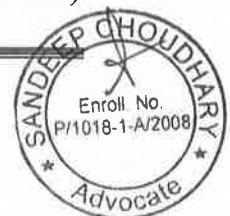


20(8-0) to the extent of 240/320 share which comes to 12K 0M to Smt. Harbans Kaur W/o Pahlad Singh vide Sale Deed bearing registration No. 8873 dated 17.08.1995.

- d) As per mutation No. 729 sanctioned on 24.06.1996, land bearing Rectangle No. 30 Killa No. 12/294-0), 19(8-0), 20(8-0) to the extent of 1/3 share which comes to 6K 13M was sold by Jeet Singh, Gajraj Singh, sons, Smt. Kamla, Savita, daughters, Smt. Sohan Dei, widow, of Raghbir S/o Jaimal to the extent of 1/48 share, Inder Singh, Babulal, sons, Smt. Vimla, Sumitra, Sharmila, daughters, Dharam Singh S/o Jaimal to the extent of 1/48 share, Smt. Ramrati, Dhanpati, daughters of Jaimal to the extent of 2/48 share, Rattan Lal, Mahabir sons, Smt. Ratno Devi, Ramphali, daughters Maamchand S/o Chetram to the extent of 1/12 share, Ramnarayan etc. to Pahlad Singh S/o Jeet Singh R/o 5/5 Model Town, New Delhi vide sale deed bearing Vasika No. 16904 dated 16.01.1996.

iii) As per Jamabandi year 2001-02 the land bearing:

- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0)** was part of Khewat No. 33 Khata No. 62 and was recorded in the name of Bobad S/o Ramjilal s/o Basti to the extent of 27/400 share, Pahlad Singh S/o Jeet Singh R/o 5/5 Model Town, New Delhi to the extent of 133/400 share, Smt. Harbans Kaur W/o Pahlad Singh R/o H 5/5, Model Town, Delhi to the extent of 240/400 share.
- b) **Rectangle No. 30 Killa No. 21(8-0), 22(5-8)** was part of Khewat No. 124 Khata No. 189 and was recorded in the ownership of Ram Kishan to the extent of 80/633 share; Pahlad Singh S/o Jeet Singh to the extent of 79/633 share, Smt. Harbans Kaur w/o Pahlad Singh, Raghbir, Kulbir Singh, sons of Pahlad Singh having 1/3rd share each out of 237/633 share, Smt. Raminder Kaur W/o Kulbir to the extent of 158/633 share, Smt. Satwinder Kaur W/o Raghbir Singh to the extent of 79/633 share.
- e) **As per Mutation No. 950 sanctioned on 2.07.2003**, Pahlad Singh S/o Jeet Singh(133/400 share) and Harbans Kaur(240/400 share) was sold to M/s Sainage Softech Pvt. Ltd. through its Director Vinod Chopra vide Sale Deed bearing Vasika No. 3432 dated 16.06.2003.
- f) **As per Mutation No. 951 sanctioned on 13.08.2003**, Pahlad Singh S/o Jeet Singh(133/400 share) and Harbans Kaur(240/400 share)

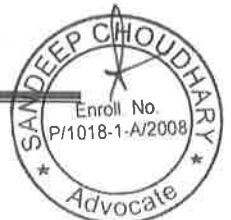


sold 9/200 share in Rectangle No. 30 Killa No. 12/2(4-0), 20(8-0) which comes to 0K11M, and 173/400 share in Rectangle No. 30 Killa No. 19(8-0) to M/s Vaitel Informers Pvt. Ltd. through its Director Vinod Chopra vide Sale Deed bearing Vasika No. 3443 dated 16.06.2003.

- g) **As per mutation No. 952** sanctioned on 02.07.2003, Ram Kishan S/o Kishan Lal sold 80/633 share in his land vide Sale Deed bearing No. 3145 dated 19.05.1995 to Pahlad Singh S/o Jeet Singh, but the sanctioned share was 79/633 share.
- h) **As per mutation No. 953** sanctioned on 02.07.2003 the ½ share in land bearing rectangle No. 30 Killa No. 21(8-0) admeasuring 4K 0M was sold to M/s Vital Information Pvt. Ltd. by Pahlad Singh etc. vide sale deed No. 3450 dated 16.06.2003.
- i) **As per mutation No. 955** sanctioned on 02.07.2003 the land bearing rectangle No. 30 Killa No. 22(5-8) admeasuring 5K 8M was sold to M/s Signage Pvt. Ltd. by Pahlad Singh etc. vide sale deed No. 3455 dated 16.06.2003.
- j) **As per mutation No. 956** sanctioned on 02.07.2003 the land bearing rectangle No. 30 Killa No. 21(8-0) admeasuring 8K 0M was sold to M/s I Zen Infotech Pvt. Ltd. by Pahlad Singh etc. vide sale deed No. 3455 dated 16.06.2003.
- k) **As per Mutation No. 964 sanctioned on 2.07.2003**, Pahlad Singh S/o Jeet Singh(133/400 share) and Harbans Kaur(240/400 share) sold 9/200 share in Rectangle No. 30 Killa No. 12/2(4-0), 20(8-0) which comes to 0K11M, and 173/400 share in Rectangle No. 30 Killa No. 19(8-0) to to M/s I Zen Infotek Pvt. Ltd. through its Director Vinod Chopra vide Sale Deed bearing Vasika No. 3439 dated 16.06.2003.
- l) **As per Mutation No. 1061 sanctioned on 15.04.2005**, M/s Vaitel Informers Pvt. Ltd. through its Director Vinod Chopra sold 1/2 share in Rectangle No. 30 Killa No. 20(8-0), 21(8-0) which comes to 8K0M, to M/s I.T. Properties Pvt. Ltd. vide Sale Deed bearing Vasika No. 20219 dated 11.01.2005.
- m) **As per Mutation No. 1062 sanctioned on 15.04.2005**, M/s I Zen Infotek Pvt. Ltd. through its Director Vinod Chopra sold 1/2 share in Rectangle No. 30 Killa No. 21(8-0) which comes to 0K 4M, and

9/200 share in Rectangle No. 30 Killa No. 12/2(4-0), 20(8-0), which comes to 0K11M, and 173/400 share in Rectangle No. 30 Killa No. 19(8-0) to M/s I.T. Properties vide Sale Deed bearing Vasika No. 20218 dated 11.01.2005.

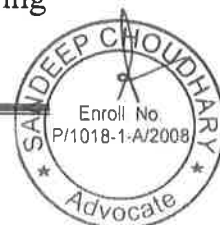
- n) **As per Mutation No. 1065 sanctioned on 15.04.2005**, M/s Sainage Softech Pvt. Ltd. through its Director Vinod Chopra sold land bearing Rectangle No. 30 Killa No. 22(5-8), and land bearing Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0) to the extent of 213/400 share which comes to 10K 13M, total admeasuring 16K 1M to M/s IT Properties Pvt. Ltd. vide Sale Deed bearing Vasika No. 20216 dated 11.01.2005.
- o) **As per Mutation No. 1066 sanctioned on 15.04.2005**, M/s V Jain Infotech Pvt. Ltd. sold its 71/647 share out of land measuring 32K7M falling in Khewat No. 76 and 77 which comes to 3K 11M to M/s IT Properties vide Sale Deed No. 20220 dated 11.01.2005.
- p) **As per Mutation No. 1079 sanctioned on 3.06.2005**, Bobad S/o Ramjilal, sold 27/400 share in land bearing Rect. No. 30 Killa No. 12/2(4-0), Killa No. 19(8-0), 20(8-0) which comes to 1K 7M to Balbir S/o Ramdhan S/o Ramswaroop vide Sale deed No. 1731 dated 26.04.2005.
- q) **As per Mutation No. 1163 sanctioned on 8.12.2005**, ownership of M/s IT Properties qua land including land bearing rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 9/10 share was transferred in the name of M/s N K Polymer as per decision dated 2.05.2005 in Civil Suit No. 252/25.04.2005 by Court of Sh. M.K. Bansal, Samjhauta Sadan, Gurugram and Vasika No. 4225 dated 20.05.2005
- r) **As per mutation no. 1165 sanctioned on 8.12.2005** Balbir Singh s/o Ramdhan s/o Ramswroop sold his 27/400 share which comes to 1K 7M to IT Properties Pvt. Ltd. vide sale deed no. 11560 dated 8.9.2005. – Purchase vide Mutation No. 1079.
- s) **As per Mutation No. 1159 sanctioned on 28.02.2006**, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 158/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 120/400 share to M/s Beena Industries vide Sale deed bearing No. 21730 dated 13.01.2006



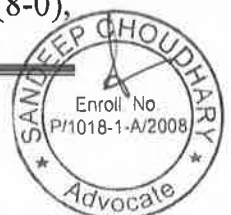
- t) **As per Mutation No. 1190 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to M/s Mayur Leather vide Sale deed bearing No. 21733 dated 13.01.2006**
- u) **As per Mutation No. 1191 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to Jitender Kumar Bansal and Ishwar Singh having ½ share each vide Sale deed bearing No. 21734 dated 13.01.2006.**
- v) **As per Mutation No. 1192 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to M/s Shashi Enterprises vide Sale Deed No. 21737 dated 13.01.2006.**
- w) **As per Mutation No. 1193 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 89/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 68/400 share to M/s V.N.R. Autologs Pvt. Ltd. vide Sale deed bearing No. 21739 dated 13.01.2006.**
- iv) **As per Jamabandi year 2006-07 the land bearing:**
- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0) was part of Khewat No. 55 Khata No. 86 and was recorded in the name of M/s Veena Industries R/o 413/4 Jacobpura to the extent of 23/50 share, M/s Mayur Leather Product Ltd. having its registered office at 60-62, 67-69, Udyog Vihar, Jaipur to the extent of 1/10th share, Jitender Kumar, Bansal Kumar Sons of Vedprakash R/o 22/2, Madhuban, Delhi, having 1/2share each out of 3/80 share, Ishwar Singh S/o Roopchand R/o Makpur, Panipat to the extent of 3/80 share, M/s Shashi Enterprises 40/18, laxmi Garden Near Tikona Park, Gurgaon to the extent of 1/10 share, M/s Bhagwati Enterprises R/o 314, Phase**



- 2, Udyog Vihar, Gurgaon to the extent of 7/100 share, Jagdish Chander, Omkar Sons of Ram Singh having ½ share each out of 1/40 share, M/s VSR Auto Logs, 35 Netaji Subhash Marg, Daryaganj, New Delhi having 17/100 share.
- b) **Rectangle No. 30 Killa No. 21(8-0), 22(5-8)** was part of Khewat No. 168 Khata No. 247 and was recorded in the ownership of Beena Industries to the extent of 8/19 share, M/s Mayur Leather Products to the extent of 53/494 share, Jitender Kumar S/o Ved Kumar to the extent of 159/3952 share, Shashi Enterprises to the extent of 53/494 share, M/s VNR Auto Logs Pvt. Ltd. to the extent of 89/494 share, M/s Bhagwati Intersteel to the extent 1/13 share, Jagdish Chand, Omkar S/o Ramsingh having ½ share each to the extent of 53/1976 share.
- c) **As per mutation no. 1102 sanctioned on 3.6.2005** the estate of Rampat S/o Nanga was inherited by Santram, son, Smt. Indra, Krishna, Shakuntala, Daughters, Smt. Chemli Devi Widow, of Dhani Ram S/o Nanga, each inheriting 1/5 share each in land to the extent of 1/12 share.
- d) **As per Mutation No. 1163 sanctioned on 8.12.2005**, ownership of M/s IT Properties qua land including land bearing rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 9/10 share was transferred in the name of M/s N K Polymer as per decision dated 2.05.2005 in Civil Suit No. 252/25.04.2005 by Court of Sh. M.K. Bansal, Samjhauta Sadan, Gurugram and Vasika No. 4225 dated 20.05.2005
- e) **As per Mutation No. 1189 sanctioned on 28.02.2006**, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 158/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 120/400 share to M/s Beena Industries vide Sale deed bearing No. 21730 dated 13.01.2006
- f) **As per Mutation No. 1190 sanctioned on 28.02.2006**, M/s N.K Polymer & Additive Manufacturing sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to M/s Mayur Leather vide Sale deed bearing No. 21733 dated 13.01.2006.



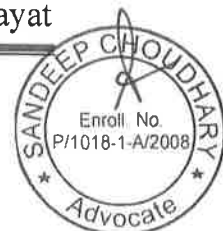
- g) **As per Mutation No. 1191 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing** sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to Jitender Kumar Bansal and Ishwar Singh having ½ share each vide Sale deed bearing No. 21734 dated 13.01.2006.
- h) **As per Mutation No. 1192 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing** sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 53/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 40/400 share to M/s Shashi Enterprises vide Sale Deed No. 21737 dated 13.01.2006.
- i) **As per Mutation No. 1193 sanctioned on 28.02.2006, M/s N.K Polymer & Additive Manufacturing** sold land including land bearing Rectangle No. 30 Killa No. 21(8-0), 22(5-8) to the extent of 89/494 share, Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0) to the extent of 68/400 share to M/s V.N.R. Autologs Pvt. Ltd. vide Sale deed bearing No. 21739 dated 13.01.2006.
- j) As per mutation no. 1190 sanctioned on 28.2.2006 M/s N.K.Polymer and Aditive Manufacturing Co., through proprietor N.K. Aggarwal sold land admeasuring 8K 0M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8), 12/2 (4-0), 19 (8-0), 20 (8-0) to M/s Mayur Lather Products Ltd. through director Rajesh Gupta, vide sale deed bearing no. 21733 dated 13.1.2006.
- k) As per mutation no. 1191 sanctioned on 28.2.2006 M/s N.K.Polymer and Aditive Manufacturing Co., through proprietor N.K. Aggarwal sold land admeasuring 8K 0M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8), 12/2 (4-0), 19 (8-0), 20 (8-0) to M/s s/o Vde Kumar Bansal R/o Madhuban, Delhi, Ishwar Singh s/o Roop Chand R/o Panipat vide sale deed no. 21734 dated 13.1.2006.
- l) As per mutation no. 1192 sanctioned on 28.2.2006 M/s N.K.Polymer and Aditive Manufacturing Co., through proprietor N.K. Aggarwal sold land admeasuring 8K 0M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8), 12/2 (4-0), 19 (8-0),



- 20 (8-0) to M/s Shashi Enterprises through proprietor Shashi Sharma w/o Dev Raj Sharma vide sale deed no. 21737 dated 13.1.2006.
- m) As per mutation no. 1193 sanctioned on 28.2.2006 M/s N.K.Polymer and Aditive Manufacturing Co., through proprietor N.K. Aggarwal sold land admeasuring 13K 11M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8), 12/2 (4-0), 19 (8-0), 20 (8-0) to V.N.R. Autologs Pvt. Ltd. through director Raj Rani Dhimija vide sale deed no. 21739 dated 13.1.2006.
- n) As per mutation no. 1206 sanctioned on 17.5.2006 M/s N.K.Polymer and Aditive Manufacturing Co., through proprietor N.K. Aggarwal sold land admeasuring 5K 15M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8) to M/s Bhagwati Industries Through Ishwar Singh s/o Roop Chand vide sale deed no. 1242 dated 18.4.2006.
- o) As per mutation no. 1207 sanctioned on 17.5.2006 M/s IT Properties Pvt. Ltd. sold land admeasuring 8K 17M including share in land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8), to the extent of 1/10 share to M/s Veena Industries Through partner Rahu Gupta R/o 413/4, Jacobpura, Gurgaon vide sale deed no. 28498 dated 31.3.2006.
- p) As per mutation no. 1330 sanctioned on 15.2.2007 Jitender Kumar Bansal S/o Ved Kumar Bansal R/o 22/2 Madhuban, Delhi, Ishwar Singh s/o Jai Chand R/o Panipat exchanged their share in agricultural land to the extent of 2K 0M including share in agricultural land bearing Rectangle No. 30 Killa No. 21 (8-0), 22 (5-8) with Jagdish Chander, Omkar sons of Rai Singh @ Ram Singh vide exchanged deed bearing registration no. 18709 dated 5.12.2006.
- q) As per mutation no. 1520 sanctioned on 28.5.2008 M/s Shashi Enterprises, Mayur Lather Products Ltd. sold their share to the extent of 106/494 in land including land bearing Rectangle 30 12 (4-0), 19 (8-0) 20 (8-0) Killa No. 21 (8-0), 22 (5-8), to Smt. Roshni Devi W/o Ishwar Singh, & Ishwar Singh s/o Roop Chand R/o Sector-21, Gurgaon vide sale deed bearing no. 4455 dated 22.5.2008.



- r) As per mutation no. 1643 sanctioned on 24.11.2010 vide order dated 21.9.2010 passed by the court of Assistant Collector 1st grade in case no. 190 THE, a decree of partition was passed whereby Pahlad Singh s/o Jeet Singh to the extent of 4/999, Randhir Singh s/o Pahlad Singh to the extent of 2/999, Kulbir Singh s/o Pahlad Singh to the extent of 1/999 share, Smt. Ravinder Kaur W/o Kulbir Singh to the extent of 1/999 share, Jagdish Chander, Omkar sons of Ram Singh s/o Ganga Shah to the extent of 81/999 share, M/s Veena Industries to the extent of 656/999 share, M/s Autofotek Pvt. Ltd. to the extent of 160/999 share, Panchayat Deh to the extent of 94/999 share, were recorded to be owners in land including land bearing Rectangle No. 30 Kill No. 12/2 (4-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (5-8).
- v) As per Jamabandi year 2011-12 the land bearing:
- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0), 21(8-0), 22(5-8)** was part of Khewat No. 127 Khata No. 143 and was recorded in the name of Pahlad S/o Jeet Singh to the extent of 4/999 share, Randhir Singh S/o Pahlad to the extent of 2/999 share, Kulbir Singh S/o Pahlad to the extent of 1/999 share, Smt. Raminder Kaur W/o Kulbir Singh to the extent of 1/999 share, Jagdish, Omkar Ss/o Ram Singh@Rai Singh having ½ share each out of 3/37th share, M/s Veena Industries through partners Satish Gupta and Rahul Gupta R/o 413/4 Jacobpura, Gurgaon to the extent of 656/999 share, M/s Autosphotek Pvt. Ltd. through Director Vinod Chopra S/o AR Chopra R/o New Delhi to the extent of 160/999 share, Panchayat Deh to the extent of 94/999 share,
- vi) As per Jamabandi year 2016-17 the land bearing:
- a) **Rectangle No. 30, Killa No. 12/2(4-0), 19(8-0), 20(8-0), 21(8-0), 22(5-8)** was part of Khewat No. 148 Khata No. 161 and was recorded in the name of Pahlad S/o Jeet Singh to the extent of 4/999 share, Randhir Singh S/o Pahlad to the extent of 2/999 share, Kulbir Singh S/o Pahlad to the extent of 1/999 share, Smt. Raminder Kaur W/o Kulbir Singh to the extent of 1/999 share, Jagdish, Omkar Ss/o Ram Singh@Rai Singh having ½ share each out of 3/37th share, M/s Beena Industries through partners Satish Gupta and Rahul Gupta R/o 413/4 Jacobpura, Gurgaon to the extent of 656/999 share, M/s Autosphotek Pvt. Ltd. through Director Vinod Chopra S/o AR Chopra R/o New Delhi to the extent of 160/999 share, Panchayat



Deh to the extent of 94/999 share, Satish Kumar S/o Ranjeet Singh R/o Rajokri, New Delhi to the extent of 40/999 share, Sudesh Kumar S/o Ramavtar R/o Pandwala Kalan, New Delhi to the extent of 40/999 share, Smt. Sharda Devi W/o Ashok Kumar S/o Jaswant Singh R/o Kakrola, Gurugram to the extent of 5/999 share, Manmohan Singh Yadav S/o Mangtaram R/o Punsika, Rewari to the extent of 98/2997 share, Inderjeet S/o Shivrinarayan S/o Prabhudayal R/o Village Bansheriya, Gurgaon to the extent of 10/2997 share, Neelam w/o Tilakraj S/o Sarvanand R/o Kakrola, Gurgaon to the extent of 4/999 share, Rajender S/o Jugpal R/o Mulaheera, Gurgaon to the extent of 13495/781218 share, Smt. Geeta Devi W/o Dharambir R/o Nawada Fatehpur to the extent of 5/609 share, Smt. Sonu Pathak W/o Supvan Vikram R/o 350C Karoli, Kosli, Rewari to the extent of 13645/1428714 share.

- b) As per mutation no. 2232 sanctioned on 4.10.2018 Manmohan Singh Yadav s/o Mangtu Ram sold his 9/137 share in land including land bearing Rectangle No. 30 Killa No. 22/2 (0-13).
- c) As per Mutation No. 2140 sanctioned on 5.9.2017 vide order dated 24.8.2017 passed by the Court of Assistant Collector 1st grade in partition case no. 4, **Beena Industries** were recorded to be owners in land bearing Rectangle No. 30 Killa No. 12/2(4-0), 19(8-0), 20(8-0), 21(8-0), 22/1(4-16) total kite 5 admeasuring 32K 16M.

4. Registration Record in the office of Sub Registrar, Harsaru reveals the following registered documents:

- i) Collaboration Agreement bearing Vasika No. 4452 dated 16.03.2018 executed by Geeta Yadav and Anita Yadav as Co-owners, in favour of M/s GLS Infracon Pvt. Ltd., as Developer, for development of the above noted land. As per the said Agreement the said land has given the said land for development into a real estate project against mutually agreed consideration and arrangement.
- ii) Collaboration Agreement bearing Vasika No. 4453 dated 16.03.2018 executed by Munesh Yadav and Jagwati as Co-owners, in favour of M/s GLS Infracon Pvt. Ltd., as Developer, for development of the above noted land. As per the said Agreement the said land has given the said land for development into a real estate project against mutually agreed consideration and arrangement.



- iii) Collaboration Agreement bearing Vasika No. 4471 dated 19.03.2018 executed by Geeta Yadav and Anita Yadav as Co-owners, in favour of M/s GLS Infracon Pvt. Ltd., as Developer, for development of the above noted land. As per the said Agreement the said land has given the said land for development into a real estate project against mutually agreed consideration and arrangement.
 - iv) Also vide Addendum Agreements bearing registration No. 1591, 1592, 1593 all dated 20.07.2018, the said parties have clarified the Collaboration Agreements to be irrevocable.
 - v) Also the parties have executed respective SPAs bearing registration No. 81, 82 both dated 16.03.2018 and No. 87 dated 19.03.2018.
 - vi) That apart from the above no notable finding came before the undersigned.
5. That accordingly, it is herein concluded that:
- i) Prior to execution of the Collaboration Agreements noted above the Executants of the respective Agreements and owners of the respective lands stated in opening para of this report, had clear and marketable title to the respective said lands stated therein.
 - ii) Post execution of the above noted Collaboration Agreements the rights of the Owners are subject to the Collaboration Agreement and M/s GLS Infracon Pvt. Ltd. has the development rights.

The opinion herein expressed is based on the documents and records so perused. The revenue records may kindly be cross-checked in case of further clarity.

In case of the any clarifications the undersigned may be contacted.

Yours respectfully,

Sandeep Choudhary
Advocate
P/1018-1A/2008

