

ANURAG RAGHAV & ASSOCIATES

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

Report No. AR-01/21

Date: 05.01.2021

To

M/S PYRAMID DREAM HOMES LLP.

Sub

Legal Opinion-cum-title search report in respect of the following land :-

(A). Khewat No 99, Khata no. 134 to 142, Rect No. 6, Killa no. 8(8-0), 13(8-0), 14/2 (5-11), 15/1/2(1-3), 16/1/2(1-0), 17/1(3-11), 17/2(4-9), 15/2/1(0-16), 16/1/1/3(1-14), 25/1/1(0-10) measuring 34 Kanal 14 Marla

(B). Khewat No. 167 Khata no. 221, Rect No.6, Killa no. 16/2/1(0-12) measuring 0 Kanal 12 marla

Total admeasuring 35 Kanal 6 Marla Situated within the revenue estate of Village Palra, Tehsil Badshahpur Distt. Gurugram, Haryana.

PRESENT PROPERTY OWNER:

Property is presently owned by M/s Pyramid Dream Homes LLP measuring 35 Kanal 6 Marla.

PROPERTY DETAILS:

(A). Khewat No 99, Khata no. 134 to 142, Rect No. 6, Killa no. 8(8-0), 13(8-0), 14/2 (5-11), 15/1/2(1-3), 16/1/2(1-0), 17/1(3-11), 17/2(4-9), 15/2/1(0-16), 16/1/1/3(1-14), 25/1/1(0-10) measuring 34 Kanal 14 Marla and (B). Khewat No. 167 Khata no. 221, Rect No.6, Killa no. 16/2/1(0-12) total measuring 0 Kanal 12 marla total admeasuring 35 Kanal 6 Marla situated within the revenue estate of Village Palra, Tehsil Badshahpur Distt. Gurugram, Haryana.

SHARE

The aforesaid owner is owner of land measuring 35 Kanal 6 Marla.

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DOCUMENTS EXAMINED:-

Jamabandi for the year 2005-06 and its mutations.

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

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2005-06

The source to title Pertaining to land mentioned in para (A) is as under:-

That aforesaid owner M/s Pyramid Dream Homes LLP has purchased the land measuring 34 Kanal 14 Marla from M/s Aajiwan Real Estate Pvt. Ltd. vide Sale deed bearing vasika no. 5944 dated 01.08.2019. The mutation of the same has been sanctioned vide mutation no. 2603 dated 26.08.2019.

That M/s Aajiwan Real Estate Pvt. Ltd. has acquired the land in Khanakast from Rect No.6, Killa no. 13(8-0), 14(8-0), 15/1(1-14), measuring 25 Kanal 14 Marla from Jagdish Singh Lohia S/o Bhule Ram vide sale deed vasika no. 31667 dated 10.02.2011. The mutation of the same has been sanctioned vide mutation no. 2084 dated 25.05.2011.

That M/s Aajiwan Real Estate Pvt. Ltd. has acquired the land to the extent of 1449/24435 share in Khewat No. 99, measuring 8 Kanal 1 Marla from Jagdish Singh Lohia S/o Bhule Ram vide sale deed vasika no. 13236 dated 08.08.2011. The mutation of the same has been sanctioned vide mutation no. 2112 dated 13.09.2011.

That land falling in Khewat no. 99 has been partitioned in case no. 198/Teh dated 01.09.2008 decided on 02.04.2012 and land falling in Khewat No 99, Khata no. 134 to 142, Rect No. 6, Killa no. 8(8-0), 13(8-0), 14(8-0), 15/1 (1-14), 16/1/2(1-0), 17/1(3-11), 17/2(4-9), measuring 34 Kanal 14 Marla. The mutation of the same has been sanctioned vide mutation no. 2172.

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That Jagdish Singh Lohia S/o Bhule Ram is recorded as owner of the land to the extent of 1449/24435 share i.e. 8 Kanal 1 Marla in the column of ownership and also owner of the land measuring 25 Kanal 14 Marla in Khanakast in the jamabandi for the year 2005-06.

That out of land purchased by aforesaid owner M/s Pyramid Dreams Homes LLP, the land measuring 3 Kanal from Rect No.6, Killa no. 14/1(2-9), 15/1/1(0-11) has been given in exchange and land falling in Rect No. 6 Killa no. 15/2(6-6), 16/1/1(5-0), 25/1(0-18) to the extent of 52067/211670 share i.e. 3 Kanal 0 Marla has been acquired in exchange from M/s Prush Properties Pvt. Ltd. 338/3123 share, M/s Subline Developers Pvt. Ltd. to the extent of 113/1098 share and M/s Shrishti Buildwell Pvt. Ltd. 544/15615 share vide exchange deed bearing vasika no. 6984/1 dated 26.08.2019. The mutation of the same has been sanctioned vide mutation no. 2608 dated 29.08.2019.

The land falling in rect no. 6 Killa no. 15/2(6-6), 16/1/1(5-0) and 25/1(0-18) total measuring 12 Kanal 4 Marla has been partitioned in case No. 142/NTB decided on 10.02.2020 and land falling in Rect No. 6, Killa no. 15/2/1(0-16), 16/1/1/3(1-14), 25/1/1(0-10) measuring 3 Kanal has fallen in the share of M/s Pyramid Dream Homes LLP. The mutation of the same has been sanctioned vide mutation no. 2638 dated 04.03.2020.

That M/s Prush Properties Pvt. Ltd. has purchased the land measuring 1 Kanal 13 Marla 3 Sarsai vide sale deed no. 21157 dated 27.10.2010, land measuring 14 Marla vide sale deed bearing vasika no. 6897 dated 13.06.2008 in Khewat No. 99 and mutation no. 2034 dated 23.11.2010 and 1993 dated 07.10.2010 has been sanctioned in its favour.

That M/s Shrishti Buildwell Pvt. Ltd. has purchased land measuring 4 Kanal 10 Marla vide sale deed no. 24848 dated 28.02.2007 in Khewat No. 99 and mutation no. 1775 dated 15.11.2007 has been sanctioned in its faovur.

That M/s Subline Developers Pvt. Ltd. has purchased the land measuring 4 Kanal 1 Marla 2 Sarsai vide sale deed bearing vasika no. 1256 dated 13.04.2007, land measuring 4 Kanal 17 Marla vide sale deed bearing vasika no. 11898 dated 05.09.2007, land measuring 4 Kanal 17 marla vide sale deed no. 11900 dated 05.09.2007, land measuring 1 Kanal 14 Marla vide sale deed no. 11897 dated 05.09.2007, land measuring 1 Kanal 13 Marla 8 Sarsai vide sale deed no. 11893 dated 05.09.2007, land

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measuring 2 Kanal 0 Marla vide sale deed no. 971 dated 11.04.2007, land measuring 2 Kanal 7 marla vide sale deed vasika no. 1231 dated 13.04.2007, land measuring 1 Kanal 10 Marla vide sale deed vasika no. 25650 dated 09.03.2007. The mutation of the same has been sanctioned vide mutation no. 1997, 1772, 1771, 1770, 1769, 1740, 1732, 1700 have been duly entered and sanctioned in its favour in the revenue record.

That the vendor of the M/s Prush Properties Pvt. Ltd., M/s Subline Developers Pvt. Ltd. and M/s Shrishti Buildwell Pvt. Ltd. are duly recorded in the revenue record as owner and the revenue record is collaborated as per the share till the year 2005-06.

That vide Badar No. 16 dated 29.02.2008, the Rect No. 16 Killa no. 15/2, has been corrected as Rect No. 6, Killa no. 15/2.

The source to title Pertaining to land mentioned in para (B) is as under:-

That aforesaid owner M/s Pyramid Dream Homes LLP has purchased the land measuring 0 Kanal 12 Marla from M/s Imagine Builders Pvt. Ltd. vide Sale deed bearing vasika no. 2967 dated 11.06.2019. The mutation of the same has been sanctioned vide mutation no. 2596 dated 20.06.2019.

That M/s Imagine Builders Pvt. Ltd. has purchased the land measuring 12 Marla from M/s Sublime Builders Pvt. Ltd. 61/600 share, M/s Shrishti Buildwell Pvt. Ltd. 3/4 share, M/s High strength Projects Pvt. Ltd. 7/300 share, M/s Neel Builders Pvt. Ltd. 1/8 share vide sale deed vasika no. 21106 dated 27.10.2010. The mutation of the same has been sanctioned vide mutation no. 2025 dated 30.10.2010.

That M/s High Strength Projects Pvt. Ltd. has purchased the land (out of total land measuring 62 Kanal 5 Marla) measuring 1 Kanal 3 Marla vide sale deed bearing vasika no. 3129 dated 05.05.2010 and land measuring 6 marla vide sale deed bearing vasika no. 3131 dated 05.05.2010 and mutation no. 1995 and 1994 have been sanctioned in its favour.

That M/s Shrishti Buildwell Pvt. Ltd. has purchased the land (out of total land measuring 62 Kanal 5 Marla) measuring 15 Kanal 11 marla vide sale deed bearing vasika no. 24881 dated 28.02.2007 and land measuring 15 Kanal 11 Marla vide sale deed vasika no. 24882 dated 28.02.2007 and land measuring 7 Kanal 15 Marla 6 Sarsai vide sale deed vasika no. 24879 dated 28.02.2007 and land measuring 7 Kanal 15 Marla

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6 Sarsai vide sale deed vasika no. 24880 dated 28.02.2007 and mutation no. 1774, 1730, 1729, 1710, 1709 has been sanctioned in its favour.

That M/s Neel Builders Pvt. Ltd. has purchased the land (out of total land measuring 62 Kanal 5 Marla) measuring 7 Kanal 15 Marla 6 Sarsai vide sale deed bearing vasika no. 26530 dated 21.03.2007 and the mutation No. 1758 dated 15.11.2007 has been entered and sanctioned in its favour.

That M/s Sublime Developers Pvt. Ltd. has purchased the land (out of total land measuring 62 Kanal 5 Marla) measuring 2 Kanal 12 Marla vide sale deed no. 26357 dated 19.03.2007, land measuring 3 Kanal 2 marla 2 Sarsai vide sale deed no. 26359 dated 19.03.2007, land measuring 12 Marla 5 Sarsai vide sale deed vasika no. 26353 dated 19.03.2007 and mutation no. 1733, 1730 dated 25.06.2007, 1708 dated 15.05.2007 has been sanctioned in its favour.

That the vendor of the 'M/s Neel Builders Pvt. Ltd., M/s Sublime Developers Pvt. Ltd. and M/s Shrishti Buildwell Pvt. Ltd., M/s High Strength Projects Pvt. Ltd. are duly recorded in the revenue record as owner and the revenue record is collaborated as per the share till the year 2005-06.

Hence, chain of title is completed in all respects.

REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence, **M/s Pyramid Dream Homes LLP** is the lawful owner of the aforesaid land under report to the extent of its share and has full authority and power to sell, transfer, collaborate, alienate the said land to the extent of its aforesaid share.

REPORT ON SEARCH

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

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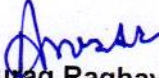
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land is not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

OPINION

In my opinion, **M/s Pyramid Dream Homes LLP** competent to sell the above referred land and have valid, clear, absolute and marketable title in the aforesaid land under report to the extent of their aforesaid share.

Yours sincerely


Anurag Raghav
Advocate, Gurugram

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Gurgaon
2. Certified copy of Jamabandi for the year 2005-06, and its Mutations

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AR-01/21

Dated:05.01.2021

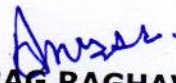
CERTIFICATE OF COURT SEARCH

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

(A). Khewat No 99, Khata no. 134 to 142, Rect No. 6, Killa no. 8(8-0), 13(8-0), 14/2 (5-11), 15/1/2(1-3), 16/1/2(1-0), 17/1(3-11), 17/2(4-9), 15/2/1(0-16), 16/1/1/3(1-14), 25/1/1(0-10) measuring 34 Kanal 14 Marla and (B). Khewat No. 167 Khata no. 221, Rect No.6, Killa no. 16/2/1(0-12) total measuring 0 Kanal 12 marla total admeasuring 35 Kanal 6 Marla situated within the revenue estate of Village Palra, Tehsil Badshahpur Distt. Gurugram, Haryana of **M/s. Pyramid Dream Homes LLP**

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

Your's Sincerely


[ANURAG RAGHAV]
ADVOCATE

(Second party copy)

B Book Receipt for Non Registration Purpose

05-01-2021

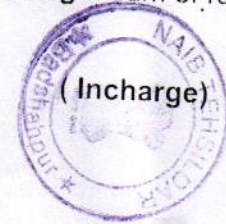
No:1822

Sub Register Office :बादशाहपुर

Date :05-01-2021

Received with Thanks from **Anurag Raghav Adv** 2017 to till date resident of **Ggm** sum of rs **ten** on account of **Inspection** charges.

Rs.10



(Second party copy)

B Book Receipt for Non Registration Purpose

05-01-2021

No:21514

Sub Register Office :गुरुग्राम

Date :05-01-2021

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2003-2017** resident of **GGM** sum of
rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

सब रजिस्ट्रार
गुड़गाँव