

1518/I.G.R.—H.G.P., Knl.
कार्य संख्या 3 रजिस्ट्री,

सब-रजिस्ट्रार विभाग

जिला *Kur*

फुटकर शुल्क की अदायगी की रसीद

(रसीद पुस्तक ख)

तारीख और महीना

7/2/2020

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान

Rabesh Kumar Adv

Krishan Lal S/o Tejwant Singh R/o Dheerajpura

प्राप्त की हुई रकम का जोड़ और विवरण

1988-06

33

19306

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

पक्षीका नं०.

पुस्तक नं०

रजिस्ट्री होने की तिथि..... रजिस्ट्री तथा इमारत, जोरी के दफ्तों
की संख्या.....

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B Book Receipt for Non Registration Purpose

07-02-2020

Sub Register Office :रिवाड़ी

Date :06-02-2020

anks from **RAKESH GUPTA ADV.** resident of **REWARI** sum of Rs **thirteen**
nspection charges.

(Incharge)

B Book Receipt for Non Registration Purpose

07-02-2020

Rakesh Gupta,
Advocate
Chamber No.274 (First Floor)
District Courts, Rewari

Office-cum-Residence:
"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail :rgadvrwr@gmail.com

Dated : 07.02.2020

TO WHOM SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**
in respect of land/property situated in Vill. Dhamlaka, Teh. & Distt.
Rewari of Sh. Krishan Pal, Mahabir ss/o Sh. Jaswant, Praveen Kumar s/o
Sh. Ramphal, Neeraj Yadav & Dheeraj Yadav ss/o Sh. Balram @ Balraj R/o
Vill. Dhamlaka, Teh. & Distt. Rewari and also R/o Vill. Sihrol, Teh. & Distt.
Gurgaon (5/6th share i.e. 28 Kanal 2 Marla).

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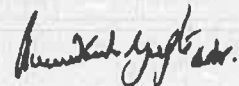
M/s B.M. Gupta Developers Pvt. Ltd. Office at room No. 2, 1st Floor 5948 &
5949, Basti Herphool Singh, Sadar Thana Road, Delhi. (having 1/6th share
i.e. 5 Kanal 12 Marla).

Total land of above owners are 33 Kanal 14 Marla.

Sir,

I have personally examined the documents and records of the above referred property and after due consideration, I have to certify as under:-

1. That I have perused the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 07.02.1988 to 07.02.2020) and I have found that the **property is free from all kinds of encumbrances till date** and receipts of inspection are attached hereto.
2. That the property presently stand in the name(s) Sh. Krishan Pal, Mahabir ss/o Sh. Jaswant, Praveen Kumar s/o Sh. Ramphal, Neeraj Yadav & Dheeraj Yadav ss/o Sh. Balram @ Balraj R/o Vill. Dhamlaka, Teh. & Distt.



Rewari and also R/o Viil. Sihrol, Teh. & Distt. Gurgaon in the records (having 5/6th share i.e. 28 Kanal 2 Marla).

&

M/s B.M. Gupta Developers Pvt. Ltd. Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi. (having 1/6th share i.e. 5 Kanal 12 Marla).

Total land of above owners are 33 Kanal 14 Marla.

3. There are no claims of minor(s) in the property.

4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned said property stands in the name(s) of aforesaid Sh. Krishan Pal, Mahabir ss/o Sh. Jaswant, Praveen Kumar s/o Sh. Ramphal, Neeraj Yadav & Dheeraj Yadav ss/o Sh. Balram @ Balraj R/o Vill. Dhamlaka, Teh. & Distt. Rewari and also R/o Viil. Sihrol, Teh. & Distt. Gurgaon in the records (having 5/6th share i.e. 28 Kanal 2 Marla).

&

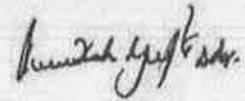
M/s B.M. Gupta Developers Pvt. Ltd. Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi. (having 1/6th share i.e. 5 Kanal 12 Marla).

Total land of above owners are 33 Kanal 14 Marla.

Detail of land is as under :

Khewat. 37, Khatoni No. 41, Rect. No. 1 Kila No. 6/1(0-8) 6/2(3-8) Rect. No. 2 Kila No. 7(4-13) 8(6-11) 9(4-12) 10(6-2) 13/1(4-0) 14/1(4-0) Kitat 8 total measuring 33 Kanal 14 Marla having full share i.e. 33 Kanal 14 Marla situated in the revenue estate of Vill. Dhamlaka, Teh. & Distt. Rewari vide fard jamabandi for the year 2012-13 & 2017-18

5. That earlier 5/6th share i.e. 28 Kanal 2 Marla land was owner in possession of **Sh. Ramphal, Krishan Pal, Balram @ Balraj & Mahabir** ss/o Sh. Jaswant Singh s/o Sh. Tej Singh R/o Vill. Sihrol, Teh. & Distt. Gurgaon vide fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08. **Sh. Balram @ Balraj** had suffered a will in favour of his legal heir/sons Neeraj



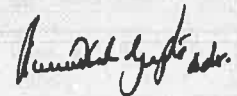
Yadav & Dheeraj Yadav ss/o Sh. Balraj @ Balram Singh vide regd. will No. 467 dated 21.09.2009. Balraj @ Balram was died on 25.11.2009, thereafter, as per will his share **(7 Kanal 0.5 Marla)** was inherited to his sons Neeraj Yadav & Dheeraj Yadav vide mutation No. 353 dated . **Sh. Ramphal s/o Sh. Jaswant Singh** had suffered a will in favour of his legal heir/son Praveen Kumar s/o Sh. Ramphal vide regd. will No. 672/3 dated 02.12.2010. **Sh. Ramphal** was died on 02.12.2010, thereafter, as per will his share **(7 Kanal 0.5 Marla)** was inherited to his son Praveen Kumar vide mutation No. 361 dated 20.12.2010. Now Mahabir, Krishan Pal ss/o Sh. Jaswant Singh, Neeraj Yadav, Dheeraj Yadav ss/o Sh. Balram @ Balraj and Praveen Kumar are owners in possession of the above land measuring 28 Kanal 2 Marla vide fard jamabandi for the year 2012-13 & 2017-18 situated in the revenue estate of Vill. Dhamlaka, Teh. & Distt. Rewari.

And

Earlier 1/6th share i.e. 5 Kanal 12 Marla was owner in possession of Sh. Ram Narayan s/o Sh. Madu Ram, R/o Vill. Devlawas, vide fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08 situated in the revenue estate of Vill. Dhamlaka, Teh. & Distt. Rewari. Sh. Ram Narayan had sold this land to M/s B.M. Gupta Developers Pvt. Ltd. Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi vide regd. sale deed No. 483 dated 07.04.2011 & vide mutation No. 365 dated 10.05.2011. Now this company is owner in possession of 5 Kanal 12 Marla vide fard jamabandi for the year 2012-13 & 2017-18.

Now Mahabir, Krishan Pal s/o Sh. Jaswant Singh, Neeraj Yadav, Dheeraj Yadav ss/o Sh. Balram @ Balraj and Praveen Kumar (having 5/6th share i.e. 28 Kanal 2 Marla) had enter into coloboration agreement with M/s B.M. Gupta Developers Pvt. Ltd., Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi, vide regd. collaboration deed No. 3122 dated 12.02.2019, through its authorized signatory Ms. Ravi Shankar Gupta to develop the above said land by developing Deen Dayal Jan Awas Yojna.

I have gone through the above revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till to date. Thus the



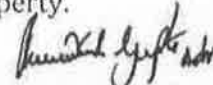
chain of title for the last 30 years is complete in all respect and *this property is free from all encumbrances.*

6. The owner(s) has/have clear legal and marketable title to the said immovable property.

7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.

8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that Sh. Krishan Pal, Mahabir ss/o Sh. Jaswant, Praveen Kumar s/o Sh. Ramphal, Neeraj Yadav & Dheeraj Yadav ss/o Sh. Balram @ Balraj R/o Vill. Dhamlaka, Teh. & Distt. Rewari and also R/o Vill. Sihrol, Teh. & Distt. Gurgaon is/are absolutely the owner(s) of the property mentioned below and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.


(RAKESH GUPTA)
Advocate, Rewari

Document Encl. :

1. Certified copy of fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.
2. Certified copy of mutation No. 353 dated .
3. Certified copy of mutation No. 361 dated 20.12.2010
4. Certified copy of mutation No. 365 dated 10.05.2011
5. Site plan of land (Sajra Akas)
6. Photocopy of regd. collaboration deed No. 3122 dated 12.02.2019
6. Original search receipt No. 33 & 6422 dated 07.02.2020

1518/I.G.R.—H.G.P., Kml.
फार्म संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिला RWR

फूटकर शुल्क की अदायगी की रसीद

(रसीद पुस्तक ख)

तारीख और महीना

7/2/2020

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान

Raberi Gunteran

Rajkumar Singh Kundan Lal Kp 5921814

प्राप्त की हुई रकम का जोड़ और विवरण

18806

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

35

19306

वसीका नं०

पुस्तक नं०

रजिस्ट्री होने की तिथि, रजिस्ट्री तथा हवारत कोरी के तबों
की संख्या,

| सीट नंबर | सीट दिखावत | सीट संख्या | सीट अनुपात | सीट अधीनस्थ |
|-------------|---------------|---------------|---------------|----------------|
|-------------|---------------|---------------|---------------|----------------|

(Office copy)

B Book Receipt for Non Registration Purpose

10-02-2020

No:6425

Sub Register Office :रिवाडी

Date :06-02-2020

Received with Thanks from **RAKESH GUPTA ADV.** resident of **REWARI** sum of Rs **thirteen**
on account of **Inspection** charges.

Rs.13

(Incharge)

Rakesh Gupta,
Advocate
Chamber No.274 (First Floor)
District Courts, Rewari

Office-cum-Residence:
"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail :rgadvwr@gmail.com

Dated : 06.02.2020

TO WHOM SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**
in respect of land/property situated in Vill. Dewlawas Teh. & Distt. Rewari
of Sh. Raj Kumar s/o Sh. Kunden Lal 1/4th , Smt. Suresh Devi w/o Sh. Raj
Kumar 1/4th , Babu Lal Vijay Pal s/o Sh. sagan Lal1/4th, Hari Singh , Ajay
Singh s/o Sh. Tara Chand 1/4th , R/o Vill. Devlawas, Teh. & Distt. Rewari.

Sir,

I have personally examined the documents and records of the above referred property and after due consideration, I have to certify as under:-

1. That I have perused the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 06.02.1988 to 06.02.2020) and I have found that the property is free from all kinds of **encumbrances** till date and receipts of inspection are attached hereto.
2. That the property presently stand in the name(s) Sh. Raj Kumar s/o Sh. Kunden Lal 1/4th , Smt. Suresh Devi w/o Sh. Raj Kumar 1/4th , Babu Lal Vijay Pal s/o Sh. sagan Lal1/4th, Hari Singh , Ajay Singh s/o Sh. Tara Chand 1/4th , R/o Vill. Devlawas, Teh. & Distt. Rewari in the records.
3. There are no claims of minor(s) in the property.

Rakesh Gupta

4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned said property stands in the name(s) of aforesaid **Sh. Raj Kumar** s/o Sh. Kunden Lal 1/4th, **Smt. Suresh Devi** w/o Sh. Raj Kumar 1/4th, **Babu Lal Vijay Pal** s/o Sh. sugan Lal 1/4th, **Hari Singh , Ajay Singh** s/o Sh. Tara Chand 1/4th , R/o Vill. Devlawas, Teh. & Distt. Rewari in the records. Detail of land is as under :

Khewat. 32, Khatoni No. 32 Rect. No. 9 Kila No. 14(8-0) 15(3-18) Kitat 2 total measuring 11 Kanal 18 Marla having 1/4th share each situated in the revenue estate of Vill. Dewlawas, Teh. & Distt. Rewari vide fard jamabandi for the year 2017-18.

5. That earlier this land was owner in possession of Sh. Ganpat s/o Sh. Shadi s/o Sh. Nain Sukh R/o Vill. Devlawas, Teh. & Distt. Rewari vide fard jamabandi for the year 1987-88. Sh. Ganpat had suffered a decree in favour of his sons Kunden Lal, Sugan Lal, Tara Chand & Dharampal ss/o Sh. Ganpat in equal share vide civil suit No. 198, which was decided on 19.03.2004 by the Hon'ble Court of Sh. M.M. Sharma Senior-Sub-Judge, Rewari. Thereafter, name of Kunden Lal, Sugan Lal, Tara Chand & Dharampal ss/o Sh. Ganpat R/o Vill. Devlawas, Teh. & Distt. Rewari was entered in the revenue record vide mutation No. 96 dated 25.08.1994, and also vide fard jamabandi for the year 1997-98.

After, death of Sh. Sugan Lal his 1/4th share had transferred to his legal heirs Babu Lal, Vijay pal ss/o, kaushyala, Urmila, Usha, Santosh, Ram Bhateri ds/o & Birma Devi wd/o Sh. Sugan Lal R/o Vill. Devlawas, Teh. Distt. Rewari vide mutation No. 132 dated 07.09.2004. Smt. kaushyala, Urmila, Usha, Santosh, Ram Bhateri ds/o & Birma Devi wd/o Sh. Sugan Lal ahd transferred there 6/32th share to their real brother **Babu Lal and Vijay Pal** vide regd. transfer deed No. 8515 dated 18.01.2007 & vide mutation No. 153 dated 05.02.2007.

After, the death of Sh. Tara Chand his 1/4th share as been transferred to his legal heirs Sh. Hari Singh, Ajay ss/o, Sunita d/o & Smt. Chander Kala wd/o Sh. Tara Chand R/o Vill. Devlawas, Teh. Distt. Rewari vide mutation No. 133 dated 07.09.2004. Smt. Sunita & Chander Kala had transferred their 1/8th share

[Handwritten signature]

to her brother **Sh. Hari Singh & Ajay** and son respectively vide regd. transfer deed No. 8514 dated 18.01.2007 & vide mutation No. 154 dated 05.02.2007.

After, the death of Sh. Dharampal his 1/4th share as been transferred to his legal heirs Sh. Ravinder Kumar s/o, Sunita, Seema ds/o Dharampal R/o Vill. Devlawas, Teh. Distt. Rewari vide mutation No. 141 dated 06.09.2006. Smt. Sunita & Seema had transferred their 1/6th share to her brother Ravinder Kumar vide regd. transfer deed No. 8513 dated 18.01.2007 & vide mutation No. 152 dated 05.02.2007. Ravinder Kumar had sold his 1/4th share to **Smt. Suresh Devi w/o Sh. Raj Kumar** R/o Vil. Devlawas, Teh. Distt. Rewari vide regd. sale deed No. 8603 dated 22.01.2007 & vide mutation No. 155 dated 23.02.2007.

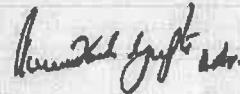
Sh. Kundan Lal had transferred his 1/4th share to his son **Sh. Raj Kumar** vide regd. transfer deed No. 6121 dated 12.11.2007 & vide mutation No. 172 dated 30.11.2007.

Now **Sh. Raj Kumar** s/o Sh. Kunden Lal, **Smt. Suresh Devi** w/o Sh. Raj Kumar, **Babu Lal Vijay Pal** s/o Sh. sagan Lal, **Hari Singh , Ajay Singh** s/o Sh. Tara Chand R/o Vill. Devlawas, Teh. & Distt. Rewari had enter into collaboration agreement with M/s B.M. Gupta Developers Pvt. Ltd., Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi, vide regd. collaboration deed No. 5914 dated 06.11.2019 through its authorized signatory Ms. Ravi Shankar Gupta to develop the above said land by developing Deen Dayal Jan Awas Yojna.

I have gone through the above revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till to date. Thus the chain of title for the last 30 years is complete in all respect and **this property is free from all encumbrances.**

6. The owner(s) has/have clear legal and marketable title to the said immovable property.

7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.



8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that **Sh. Raj Kumar** s/o Sh. Kunden Lal, **Smt. Suresh Devi** w/o Sh. Raj Kumar, **Babu Lal Vijay Pal** s/o Sh. sugan Lal, **Hari Singh , Ajay Singh** s/o Sh. Tara Chand R/o Vill. Devlawas, Teh. & Distt. Rewari is/are absolutely the owner(s) of the property mentioned below and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.



(RAKESH GUPTA)

Advocate, Rewari

Document Encl. :

1. Certified copy of fard jamabandi for the year 1987-88, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18.
2. Certified copy of mutation No. 140 dated 25.08.2006
3. Site plan of land (Sajra Akas)
4. Photocopy of regd. collaboration deed No. 7356 dated 27.12.2019
5. Original search receipt No. 35 dated 07.02.2020 & 6425 dated 06.02.2020

1518/L.G.R.--H.G.P., Knl.
काम संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिला Rux

फूटकर शुल्क की अदायगी की रसीद
(रसीद पुस्तक छ)

तारीख और महीना

7/2/2020

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान

Kaberi Gupta Adv

Ashok Kungu Gajraj R/o 6 PM 914

प्राप्त की हुई रकम का जोड़ और विवरण

1988-2006

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

19306

36

वसीका नं०

पुस्तक नं०

रजिस्ट्री होने की तिथि. रजिस्ट्री तथा हस्तगत/बोरी के/सबों
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की

की

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हस्ताक्षर

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हस्ताक्षर

हस्ताक्षर

(Office copy)

B Book Receipt for Non Registration Purpose

10-02-2020

No:6424

Sub Register Office :रिवाडी

Date :06-02-2020

Received with Thanks from **RAKESH GUPTA ADV.** resident of **REWARI** sum of Rs **thirteen**
on account of **Inspection** charges.

Rs.13

(Incharge)

Rakesh Gupta,
Advocate
Chamber No.274 (First Floor)
District Courts, Rewari

Office-cum-Residence:
"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail :rgadvrwr@gmail.com

Dated : 07.02.2020

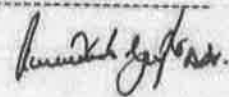
TO WHOM SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**
in respect of land/property situated in Vill. Dewlawas Teh. & Distt. Rewari
of Sh. Ashok Kumar, Prem Chand s/o Sh. Gajraj Singh R/o Vill. Devlawas,
Teh. & Distt. Rewari.

Sir,

I have personally examined the documents and records of the above referred property and after due consideration, I have to certify as under:-

1. That I have perused the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 06.02.1988 to 06.02.2020) and I have found that the property is free from all kinds of **encumbrances** till date and receipts of inspection are attached hereto.
2. That the property presently stand in the name(s) Sh. Ashok Kumar Prem Chand s/o Sh. Gajraj Singh R/o Vill. Devlawas, Teh. & Distt. Rewari in the records.
3. There are no claims of minor(s) in the property.
4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned -said property stands in the name(s) of aforesaid Sh. Ashok Kumar Prem Chand s/o Sh. Gajraj Singh R/o Vill. Devlawas, Teh. & Distt. Rewari in the records. Detail of land is as under :



Khewat. 23, Khatoni No. 23, Rect. No. 9 Kila No. 6(3-14) 7(7-19) Kitat 2 total measuring 11 Kanal 13 Marla having 1/2th share each situated in the revenue estate of Vill. Dewlawas, Teh. & Distt. Rewari vide fard jamabandi for the year 2017-18.

5. That earlier this land was owner in possession of Sh. Ashok Kumar, Prem Chand ss/o & Kanta Devi d/o & Sunder Bai wd/o Gajraj Singh vide fard jamabandi for the year 2007-08. Smt. Kanta Devi d/o & Sunder Bai release deed No. 3401 dated 24.07.2006 & mutation No. 140 dated 25.08.2006 in favour of Ashok Kumar & Prem Chand. Ashok Kumar and Prem Chand are continuous owner in possession of above land measuring 11 Kanal 13 Marla vide fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18. Now ashok Kumar and Prem Chand had enter into coloboration agreement with M/s B.M. Gupta Developers Pvt. Ltd., Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi, vide regd. collaboration deed No. 7356 dated 27.12.2019, through its authorized signatory Ms. Ravi Shankar Gupta to develop the above said land by developing Deen Dayal Jan Awas Yojna.

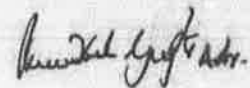
I have gone through the above revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till to date. Thus the chain of title for the last 30 years is complete in all respect and ***this property is free from all encumbrances.***

6. The owner(s) has/have clear legal and marketable title to the said immovable property.

7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.

8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that Sh. Ashok Kumar Prem Chand s/o Sh. Gajraj Singh R/o Vill. Devlawas, Teh. & Distt. Rewari is/are absolutely



the owner(s) of the property mentioned below and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.


(RAKESH GUPTA)

Advocate, Rewari

Document Encl. :

1. Certified copy of fard jamabandi for the year 1987-88, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18.
2. Certified copy of mutation No. 140 dated 25.08.2006
3. Site plan of land (Sajra Akas)
4. Photocopy of regd. collaboration deed No. 7356 dated 27.12.2019
5. Original search receipt No. 36 & 6424 dated 07.02.2020

1518/I.G.R.—H.G.P., Knl.
फार्म संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिदा RWR

फुटकर शुल्क की अदायगी की रसीद

(रसीद पुस्तक ख)

तारीख और महीना

7/2/2020

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास तथा

Rakesh Kumar Adv

Hareesh s/o Mahal Singh R/o Dowlana

प्राप्त की हुई रकम का जोड़ और विवरण

188-2006

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

19306

37

पसीका नं०

पुस्तक नं०

रजिस्ट्री होने की तिथि... रजिस्ट्री तथा हस्ताक्षर/जोड़ी के/सब्सों
की संख्या...

| कीस | कीस | कीस | कीस | कीस |
|-----|--------|-----|-----|-----|
| बकल | हिसाबत | बकल | बकल | बकल |
| | | | | |

(Office copy)

B Book Receipt for Non Registration Purpose

10-02-2020


No:6423

Sub Register Office :रिवाडी

Date :06-02-2020

Received with Thanks from **RAKESH GUPTA ADV.** resident of **REWARI** sum of Rs **thirteen**
on account of **Inspection** charges.

Rs.13

(Incharge) 

Rakesh Gupta,
Advocate
Chamber No.274 (First Floor)
District Courts, Rewari

Office-cum-Residence:
"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail
rgadvrwr@gmail.com

Dated : 06.02.2020

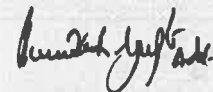
TO WHOM SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**
in respect of land/property situated in Vill. Dewlawas Teh. & Distt. Rewari
of Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar
ss/o Sh. Naresh Singh R/o Vill. Devlawas, Teh. & Distt. Rewari.

Sir,

I have personally examined the documents and records of the above referred property and after due consideration, I have to certify as under:-

1. That I have perused the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 06.02.1988 to 06.02.2020) and I have found that the property is free from all kinds of **encumbrances** till date and receipts of inspection are attached hereto.
2. That the property presently stand in the name(s) of Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar ss/o Sh. Naresh Singh R/o Vill. Devlawas, Teh. & Distt. Rewari in the records.
3. There are no claims of minor(s) in the property.
4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned said property stands in the name(s) of aforesaid Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar ss/o Sh.



Naresh Singh R/o Vill. Dewlawas, Teh. & Distt. Rewari in the records. Detail of land is as under :

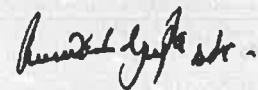
Khewat. 73, Khatoni No. 73min, Rect. No. 9 Kila No. 3(5-0) 4(2-13) 5(0-7) Kitat 3 total measuring 8 Kanal having 1/3rd share each situated in the revenue estate of Vill. Dewlawas, Teh. & Distt. Rewari vide fard jamabandi for the year 2017-18.

5. That earlier this land was owner in possession of Sh. Nihal Singh s/o Sh. Nand Kishore vide fard jamabandi for the year 1987-88. Sh. Nihal Singh had suffered a decree in favour of his son Naresh Singh and his grand son Yogesh Kumar and Rajesh Kumar ss/o Sh. Naresh Singh vide case No. 457 and vide judgment and decree dated 21.05.1992 passed by Sh. P.L. Ahuja H.C.S. Senior-Sub-Judge, Rewari and thereafter this property was transferred in favour of Naresh Singh, Yogesh Kumar and Rajesh Kumar vide mutation No. 93 dated 03.02.1993. Sh. Naresh Singh, Yogesh Kumar and Rajesh Kumar are continuous owner in possession of above land measuring 8 Kanal vide fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18. Now Naresh Singh, Yogesh Kumar and Rajesh Kumar had enter into coloboration agreement with M/s B.M. Gupta Developers Pvt. Ltd., Office at room No. 2, 1st Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi, vide regd. collaboration deed No. 7741 dated 10.01.2020, through its authorized signatory Ms. Ravi Shankar Gupta to develop the above said land by developing Deen Dayal Jan Awas Yojna.

I have gone through the above revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till to date. Thus the chain of title for the last 30 years is complete in all respect and **this property is free from all encumbrances.**

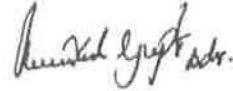
6. The owner(s) has/have clear legal and marketable title to the said immovable property.

7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.



8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar ss/o Sh. Naresh Singh R/o Vill. Devlawas, Teh. & Distt. Rewari is/are absolutely the owner(s) of the property mentioned below and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.



(RAKESH GUPTA)

Advocate, Rewari

Document Encl. :

1. Certified copy of fard jamabandi for the year 1987-88, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18.
2. Certified copy of mutation No. 93 dated 03.02.1993
3. Site plan of land (Sajra Akas)
4. Photocopy of regd. collaboration deed No. 7741 dated 10.01.2020
5. Original search receipt No. 37 & 6423 dated 06.02.2020

1518/I.G.R.—H.G.P., Knl.
काम संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिला RWR

फुटकर शुल्क की अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

7/2/2020
अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान

Rabern Anshu R. V.

Hareesh s/o Nihal Singh R/o Daula Nagar

प्राप्त की हुई रकम का जोड़

188-2006

रजिस्ट्री दिनांक रजिस्ट्रार के हस्ताक्षर

19308

37

वसीका नं०

पुस्तक नं०

रजिस्ट्री होने की तिथि..... रजिस्ट्री का प्रकार (कोरी के) तारों
की संख्या.....

| कीस | कीस | कीस | कीस | कीस |
|------|--------|------|------|------|
| मकान | हिजाबत | मकान | मकान | मकान |

(Office copy)

B Book Receipt for Non Registration Purpose

10-02-2020

No:6423

Sub Receipt Office :रिवाडी

Date :06-02-2020

Received with Thanks from RAKH... UPTA ADV.resident of REWARI sum of Rs thirteen
on account of Inspection ch...

Rs.13

(Incharge)

Rakesh Gupta,

Advocate
Chamber No.274 (1st Floor)
District Courts, Rewari

Office-cum-Residence:

"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail

rgadvrwr@gmail.com

Dated : 06.02.2020

TO WHOM SOEVER IT MAY CONCERN

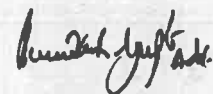
Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**

in respect of land in property situated in Vill. Dewlawas Teh. & Distt. Rewari
of Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar
ss/o Sh. Naresh Singh s/o Vill. Dewlawas, Teh. & Distt. Rewari.

Sir,

I have personally examined the documents and records of the above referred property. For the consideration, I have to certify as under:-

1. That I have searched the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 06.02.1988 to 06.02.2020) and I have found that the property is free from all kinds of **encumbrances** till date and receipts in connection are attached hereto.
2. That the property presently stand in the name(s) of **Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar ss/o Sh. Naresh Singh R/o Vill. Dewlawas, Teh. & Distt. Rewari** in the records.
3. There are no minors of minor(s) in the property.
4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned said property stands in the name(s) of aforesaid **Sh. Naresh Singh s/o Sh. Nihal Singh, Yogesh Kumar & Rajesh kumar ss/o Sh.**



Naresh Singh R/

land is as under :

Khewat-73, Khar

3 total measuring

estate of Vill. De

2017-18.

Rewari Teh. & Distt. Rewari in the records. Detail of

in, Rect. No. 9 Kila No. 3(5-0) 4(2-13) 5(0-7) Kitat

having 1/3rd share each situated in the revenue

Distt. Rewari vide fard jamabandi for the year

5. That earlier owner in possession of Sh. Nihal Singh s/o Sh.

Nand Kishore and vide fard jamabandi for the year 1987-88. Sh. Nihal Singh had

suffered a demise and his son Naresh Singh and his grand son Yogesh

Kumar and Ramesh Kumar are the owners of the said land vide Sh. Naresh Singh vide case No. 457 and vide

judgment and order dated 10.05.1992 passed by Sh. P.L. Ahuja H.C.S. Senior-

Sub-Judge, Rewari after this property was transferred in favour of

Naresh Singh, Yogesh Kumar and Rajesh Kumar vide mutation No. 93 dated

03.02.1993. Since the said land measuring 8 Kanal vide fard jamabandi for

the year 1987-88, 1997-98, 2002-03, 2007-08, 2012-13 & 2017-18.

Now Naresh Singh, Yogesh Kumar and Rajesh Kumar had enter into

coloboration agreement with M/s B.M. Gupta Developers Pvt. Ltd., Office at

room No. 2, 1st floor, Block No. 5949, Basti Herphool Singh, Sadar Thana Road,

Delhi, vide registered sale deed No. 7741 dated 10.01.2020, through its

authorized signatory Sh. Raj Shankar Gupta to develop the above said land by

developing Tier II Housing Scheme.

developing Tier II Housing Scheme.

I have gone through the above revenue/Registration/HUDA records

pertaining to the above property from 1988 onwards i.e. till to date. Thus the

chain of title for the last 30 years is complete in all respect and **this property is**

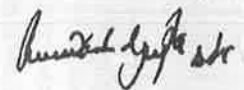
free from all encumbrances.

6. The owner has clear legal and marketable title to the said

immovable property.

7. I confirm that there are no impediments for develop the above land and

this property in clear, marketable and undisputed title.



8. The present property does not come within the purview of the Urban Land Ceiling Act, 1962 or any other Land Ceiling Law.

In view of the above, I hereby certify that Sh. Naresh Singh s/o Sh. Nihal Singh, Naresh Singh, Naresh Singh, Naresh Singh R/o Vill. Devlawas, Teh. & Dist. Rewari is absolutely the owner(s) of the property mentioned below and he/she has a clear, legal, marketable title and free from all encumbrances on the said property.



(RAKESH GUPTA)

Advocate, Rewari

Document Enclosed

1. Certified copy of the Land Revenue Record for the year 1987-88, 1997-98, 2002-03, 2007-08, 2011-12.
2. Certified copy of the Revenue Record dated 03.02.1993.
3. Site plan of the property.
4. Photocopy of the Mutation deed No. 7741 dated 10.01.2020.
5. Original copy of the Revenue Record No. 17 & 6423 dated 06.02.2020.

No:779

Sub Register Office :रिवाड़ी

Date :17-06-2020

Received with Thanks from **RAKESH GUPTA ADV.** resident of **REWARI** sum of Rs **thirteen**
on account of **Inspection** charges.

Rs.13

(Incharge)

1518/I.G.R.—H.G.P., Knl.

बांध संख्या 3 रजिस्ट्री

सब-रजिस्ट्रार विभाग

जिल्ला *Kanpur*

फूटकर शुल्क की अदायगी की रसीद

(रसीद पुस्तक ख)

तारीख और महीना

17/06/2020

अदा करने वाले व्यक्ति का नाम, पिता का नाम और निवास स्थान
*Rakesh Gupta Adv.**Narender Singh & Suraj Bhan*

प्राप्त की हुई रकम का जोड़ और विवरण

1989-07

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर
21454

4

वसीका नं०.....

पुस्तक नं०.....

रजिस्ट्री होने की मिति..... रजिस्ट्री तथा हबारत जोरी के शब्दों
की संख्या.....फीस
नकलफीस
हिफाजतफीस
तलाशफीस
अनुवादफीस
कमीशन

Rakesh Gupta,
Advocate
Chamber No.274 (First Floor)
District Courts, Rewari

Office-cum-Residence:
"NIRMAN VILLA" 110-111,
Sector-3, Part - II, HUDA,
REWARI-123 401.
Phone: 01274- 261110
Mobile No.0-94164-79911
e-mail :rgadvrwr@gmail.com

Dated : 17.06.2020

TO WHOM SOEVER IT MAY CONCERN

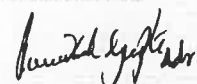
Reg: **NON ENCUMBRANCES CERTIFICATE-CUM-SEARCH REPORT**
in respect of land/property situated in Vill. Dhaliyawas, Sector-26 & 27,
Tehsil and District Rewari of Narender Singh Yadav & Sudhir Kumar ss/o
Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. and
Distt. Rewari.

Sir,

I have personally examined the documents and records of the above referred property and after due consideration, I have to certify as under:-

1. That I have perused the Register & Sub Registrar's record from Rewari up to date i.e. from the period of last 30 years (w.e.f. 17.06.1988 to 16.06.2020) and I have found that the **property is free from all kinds of encumbrances till date** and receipts of inspection are attached hereto.
2. That the property presently stand in the name(s) Sh. **Narender Singh Yadav & Sudhir Kumar ss/o Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. and Distt. Rewari** in the records.
3. There are no claims of minor(s) in the property.
4. I have checked the records of Local Authority/Revenue Authority and the below-mentioned said property stands in the name(s) of aforesaid **Narender Singh Yadav & Sudhir Kumar ss/o Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. and Distt. Rewari** in the records.

Detail of land is as under :



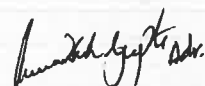
Khewat No. 118, Khatoni No. 137 Rect No. 33 Killa No. 23(8-0), 24(8-0), Rect No. 37 Killa No. 3/1(2-9), 4/1(2-9), kitat 4 measuring 20 Kanal 18 Marla, Khewat No. 123 Khatoni No. 142 Rect No. 33 Killa No. 17/1/2(0-11), kitat 1 measuring 11 Marla and Khewat No. 160 Khatoni No. 182 Rect No. 33 Killa No. 17/2/1(0-11), kitat 1 measuring 11 Marla, total measuring 22 Kanal having equal share situated in the revenue estate of Vill. Dhaliyawas, Teh. & Distt. Rewari vide registered transfer deed No. 57 dated 07-05-2020 and vide mutation No. 3514 dated 19.06.2020

5. That earlier aforementioned 20 Kanal 18 Marla land & Khewat No. 160 Khatoni No. 182 Rect No. 33 Killa No. 17/2/1(0-11), was owned and possessed by Suraj Bhan s/o Sh. Hari Singh resident of Vill. Dhaliawas, Teh. & Distt. Rewari vide fard jamabandi for the year 1992-93 & 1997-98, 2003-04 & 2008-09 & 2013-14.

Sh. Gopal Dass s/o Sh. Jaisa Ram was owner in possession of Khewat No. 123 Khatoni No. 142 Rect No. 33 Killa No. 17/1/2(0-11) vide fard jamabandi for the year 1992-93 & 1997-98, 2003-04. Gopal Dass further sold this land to Sh. Suraj Bhan s/o Sh. Hari Singh resident of Vill. Dhaliawas, Teh. & Distt. Rewari vide registered sale deed No. 826 dated 05-06-2003 and vide mutation No. 2175 dated 28-11-2003.

Suraj Bhan s/o Sh. Hari Singh had transferred 37 Kanal 4.49 Marla land in favour of his sons Narender Singh Yadav & Sudhir Kumar ss/o Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. & Distt. Rewari vide registered transfer deed No. 57 dated 07-05-2020 and vide mutation No. 3514 dated 19.06.2020.

Narender Singh Yadav & Sudhir Kumar ss/o Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. & Distt. Rewari had enter in to collaboration agreement to develop this land with M/s B.M. Gupta Developers Pvt. Ltd., Room No. 2 First Floor, 5948 & 5949 Basti Harphool Singh Sadar Thana Road, Delhi of regarding aforementioned land measuring 22 Kanal situated in the revenue estate of village Dhaliawas, Teh. & Distt. Rewari vide collobration deed No. 58 dated 07-05-2020. As per collaboration deed Khewat



No. 123 Khatoni No. 142 Rect No. 33 Killa No. 17/1/2(0-11), Khewat No. 160 Khatoni No. 182 Rect No. 33 Killa No. 17/2/1(0-11), total measuring 1 Kanal 2 Marla is meant for rasta/road and will be used by the Narender and Sudhir and M/s B.M. Gupta Developers Pvt. Ltd.

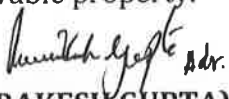
I have gone through the above revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till to date. Thus the chain of title for the last 30 years is complete in all respect and ***this property is free from all encumbrances.***

6. The owner(s) has/have clear legal and marketable title to the said immovable property.

7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.

8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that **Narender Singh Yadav & Sudhir Kumar ss/o Sh. Suraj Bhan s/o Sh. Harish Singh resident of Vill. Dhaliyawas, Teh. & Distt. Rewari** is/are absolutely the owner(s) of the property mentioned below and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.


(RAKESH GUPTA)

Advocate, Rewari

Document Encl. :

1. Certified copy of fard jamabandi for the year 1992-93, 1997-98, 2003-04, 2008-09, 2013-14.
2. Certified copy of mutation No.2175 dated 28-11-2003
3. Certified copy of transfer deed No. 57 dated 07-05-2020
4. Certified copy of mutation No. 3514 dated 19.06.2020
5. Site plan of land (Sajra Akas)
7. Photocopy of regd. collaboration deed No. 58 dated 07.05.2020
8. Original search receipt No. 59 & 779 dated 17.06.2020