

REPORT AFTER INVESTIGATION

OF PRPOERTY OF OWNER NAMELY

M/S PRIME INFRA DEVELOPERS PRIVATE LIMITED
ARBORIA LUXURY HOME DEHRADUN

THROUGH ITS AUTHORISED PERSON/SIGNATORY/DIRECTOR

SITUATED IN THE REVENUE ESTATE OF
VILLAGE DHANKOT, TEHSIL & DISTRICT
GURUGRAM, HARYANA

Prepared by:

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Dated: 26/02/2021**TO WHOMSOEVER IT MAY CONCERN**

**SUB: LEGAL SEARCH REPORT ON THE TITLE TO THE
PROPERTY OF M/S PRIME INFRA DEVELOPERS PRIVATE
LIMITED, ARBORIA LUXURY HOME DEHRADUN THROUGH
ITS AUTHORISED PERSON/SIGNATORY/DIRECTOR**

Sir,

I, Rajesh Kumar, Advocate, do hereby certify to you that the title of the property of **M/S PRIME INFRA DEVELOPERS PRIVATE LIMITED, ARBORIA LUXURY HOME DEHRADUN THROUGH ITS AUTHORISED PERSON/ SIGNATORY/ DIRECTOR** (hereinafter referred to as the applicant) to the immovable property brief particulars whereof are given in schedule-I hereto is clear, marketable and undisputed. I further certify that I have searched all the relevant original/revenue documents etc. for ascertaining the originality and investigating the applicant's title to the property detailed in schedule-II.

Rajesh Kumar

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- (i) That initially the property comprised in Khewat No. 682//631, Khatoni No. 711, Rect. no. 112, Killa no.11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0) 24/1 (5-10), fields 11, measuring 76 Kanal 9 Marla, Khewat No. 631/550, Khatoni No. 670, Rect. No. 112, Killa No. 11 (8-0), 12 (8-0), 13 (8-0), 14 (8-0), 15 (8-0), 16 (8-0), 17 (8-0), 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0), Rect. no. 113, Killa No 19 (7-8), 20 (8-0), 21 (8-0), 22 (8-0), 23 (7-8), Rect. No. 118, Killa No. 3/1 (3-0), fields 21, measuring 161 Kanal 16 Marla situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram was owned and possessed by the Sant Ram – Satbir – Satpal sons and Smt. Dayawanti 0 Ombati daughters and Smt. Sundo Devi widow Ram Singh each six in equal share $1/5^{\text{th}}$ share and Basti Ram – Ganga Bishan – Ram Chander – Bhagmal sons Badlu Ram each four in equal share $4/5$ share, Residents of Village Basai, District Gurgaon by way of Jamabandi year 1985-1986, 1990-1991. It is pertinent to mention here that as per jamabandi year 1990-1991 vide Rapat No. 1279 dated 06.06.83 on Rect. No.112/12-13 min is mortgaged with

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Primary Land Cooperative Bank for an amount of Rs. 10,000/- by Ram Chander S/o Badlu.

- (ii) That as per record of Jamabandi year 1995-1996, the above said persons were owners in possession of the aforesaid property mentioned in Para No. (i) of the said search report.
- (iii) That as per Jamabandi year 2000-2001, the aforesaid persons namely Sant Ram – Satbir – Satpal sons and Smt. Dayawanti 0 Ombati daughters and Smt. Sundo Devi widow Ram Singh each six in equal share $1/5^{\text{th}}$ share and Basti Ram – Ganga Bishan – Ram Chander – Bhagmal sons Badlu Ram each four in equal share $4/5$ share, Residents of Village Basai, District Gurgaon were owned and possessed the above said property measuring 161 Kanal 16 Marla situated within the revenue estate of Village Dhankot, District Gurugram. It is submitted that as per Rapat No. 321 dated 07.03.2007 Sh. Dharambir S/o Ram Chander mortgaged his share in Land bearing Rect. No. 112, Killa No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Rect. No. 113, Killa No. 19, 20, 21, 22, 23, Rect No. 118, Killa No. 3/1, total land measuring 161 Kanal 16 Marla to the extent of $1/10$ share

Rajesh Kumar
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i.e. 16 Kanal 16 Marla for an amount of Rs. 5,00,000/- with Gurgaon Gramin Bank, Branch Dhankot, Gurugram.

(iv) That as per Jamabandi year 2005-2006 and vide Rapat No. 204 dated 16.01.2020, the land comprised in Rect. no. 112, Killa No. 13min(2-10), 14 (8-0), 15min (1-14), 16min (5-14), 17min (6-9), Rect. No. 112, Killa No. 24min (2-10), 25 (8-0), Rect. No. 113, Killa No. 21 min (1-14), the notification Under Section 4 of Land Acquisition Act has been issued and vide Rapat No. 230 dated 29.01.2020, Rect. No. 112, Killa No. 13min (2-10), 14 (8-0), 15min (1-14), 16min (5-14), Rect. No. 112, Killa No. 17min (6-9) 18min (0-2), 24min (2-10), 25 (8-0), Rect. no. 113, Killa No. 21min (1-14) the notification Under Section 6 of L.A. Act has been issued as per Section 17(i) and vide Rapat No. 362 dated 31.03.2010, the award has been announced of the land comprised in Rect. No. 112, Killa No. 13min (2-10), 14 (8-0), 15min (1-14), 16min (5-14), Rect. No. 112, Killa No. 17min (6-9) 18min (0-2), 24min (2-10), 25 (8-0).

(v) That as per Jamabandi year 2010-2011, Satbir son, Smt. Dayawati, Omwati daughter and Smt. Sundo Devi widow, Ram Singh in equal share 2/15 share, Bhagmal S/o Badluram 1/5 share, Anand Prakash, Dharambir son Ram

Rajesh Kumar

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Chander S/o Badlu Ram in equal two share $1/5$ share, Jagdish Chand, Jagpal Singh, Harpal Singh Suresh Kumar sons Basti Ram S/o Badlu Ram in equal four share i.e. $1/5^{\text{th}}$ share, Smt. Santra Devi widow, Manish, Ashish son, Smt. Manisha, Anisha daughter, Satpal son of Ram Singh each five in equal share $1/30^{\text{th}}$ share, Smt. Chandkaur widow and Smt. Suksham Bala, Renu Bala, Reetu, Monika daughters Sant Ram each five in equal share $1/30$ share, Ranbir Singh, Ramphal, Jagvir Singh, Bhoop Singh sons Ganga Bishan S/o Badlu Ram each four in equal share i.e. $4/25$ share, Manisha daughter, Smt. Shakuntla widow of Dharambir each two in equal share i.e. $1/25$ share regarding Rect. No. 112, Killa No. 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, Rect. No. 113, Killa No. 19, 20, 21, 22, 23, Rect No. 118, Killa No. 3/1, total land measuring 161 Kanal 16 Marla

- (vi) That as per Jamabandi year 2015-2016 M/s Prime Infra Developers Pvt. Limited, Arboria Luxury Home Dehradun is absolute owner in possession of the land comprised in Khewat No. 682//631, Khatoni No. 711, Rect. no. 112, Killa no.11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0) 24/1 (5-10),

Rajesh Kumar
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fields 11, measuring 76 Kanal 9 Marla, Khewat No. 631/550, Khatoni No. 670, Rect. No. 112, Killa No. 11 (8-0), 12 (8-0), 13 (8-0), 14 (8-0), 15 (8-0), 16 (8-0), 17 (8-0), 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0), Rect. no. 113, Killa No 19 (7-8), 20 (8-0), 21 (8-0), 22 (8-0), 23 (7-8), Rect. No. 118, Killa No. 3/1 (3-0), fields 21, measuring 161 Kanal 16 Marla situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram to the extent of their respective share as per Jamabandi 2015-2016.

- (vii) That as per mutation No. 3433 Mr. Anand Prakash – Dharambir sons of Ram Chander S/o Badlu Ram each two in equal share 1/5 share to the extent 32 Kanal 7 Marla.
- (viii) That as per Mutation No. 3462 dated 14.09.2002, Mr. Anand Prakash – Dharambir sons of Ram Chander S/o Badlu Ram each two in equal share 1/5 share to the extent 32 Kanal 7 Marla.
- (ix) That as per Mutation No. 3466 dated 14.09.2002, Ranbir Singh – Ramphal – Jagbir Singh – Bhoop Singh – Dharamvir sons of Sh. Ganga Bishan S/o Badle Ram, Resident of Basia, each five in equal share 1/5 share to the extent 32 Kanal 7

Rajesh Kumar
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Marla situated within the revenue estate of Village Dhankot, District Gurugram.

- (x) That as per Mutation No. 4661 dated 15.10.2008, Rahul son, Manisha daughter and Smt. Shakuntla widow of Karambir S/o Sh. Ganga Bishan was owner in possession to the extent of 1/25 share out of total land 161 Kanal 16 Marla situated within the revenue estate of Village Dhankot, District Gurugram.
- (xi) That as per mutation No. 5493 dated 06.10.2012 Smt. Poonam D/o Ramphal S/o Ganga Bishan to the extent of 58/1440 i.e. 0 Kanal 6 Marla 4 Sarsai share situated within the revenue estate of Village Dhankot, District Gurugram.
- (xii) That as per mutation No. 5514 sanctioned on 06.10.2012 M/s Prime Infra Developers Pvt. Limited, Arboria Luxury Home, Dehradun is owner in possession of the land comprised in Khewat No. 682, Rect. No. 112, Killa NO. 11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24/1 (5-10), fields 10, measuring 68 Kanal 9 Marla to the extent of 44/75 share i.e. 40 Kanal 3 Marla 0 Sarsai situated within the revenue estate of Village Dhankot, District Gurugram and Rect. No. 112, Killa No. 19

Rajesh Kumar
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 Advocate
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(8-0) to the extent of 41/75 share i.e. 4 Kanal 7 Marla 5 Sarsai, total 44 Kanal 10 Marla 5 Sarsai.

(xiii) That as per Mutation No. 5515 sanctioned on 06.10.2012, M/s Prime Infra Developers Pvt. Limited, Arboria Luxury Home, Dehradun is owner in possession of the land comprised in Khewat No. 682, Rect. No. 112, Killa NO. 11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24/1 (5-10), fields 11, measuring 76 Kanal 9 Marla to the extent of 2/5 share i.e. 30 Kanal 11 Marla 5½ Sarsai situated within the revenue estate of Village Dhankot, District Gurugram.

(xiv) That as per Mutation No. 5530 sanctioned on 06.10.2012, M/s Prime Infra Developers Pvt. Limited, Arboria Luxury Home, Dehradun is owner in possession of the land comprised in Khewat No. 682, Rect. No. 112, Killa NO. 11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24/1 (5-10), fields 11, measuring 76 Kanal 9 Marla to the extent of 1/75 share i.e. 1 Kanal 0 Marla 3½ Sarsai situated within the revenue estate of Village Dhankot, District Gurugram.

Rajesh Kumar
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- (xv) That as per Mutation No. 5532 sanctioned on 06.10.2012, M/s Prime Infra Developers Pvt. Limited, Arboria Luxury Home, Dehradun is owner in possession of the land comprised in Khewat No. 682, Rect. No. 112, Killa No. 19 (8-0) to the extent of 58/1440 share i.e. 0 Kanal 6 Marla 4 Sarsai situated within the revenue estate of Village Dhankot, District Gurugram.
- (xvi) That as per inheritance mutation No. 5941 dated 22.03.2017, Sh. Amit Kumar – Rahul sons and Smt. Angoori Devi widow and Smt. Neetu – Anita daughters Satbir S/o Ram Singh, Resident of Basai each five in equal share in the land in question situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.
- (xvii) That as per inheritance mutation No. 5944 dated 22.06.2017, Sh Manish Kumar – Ashish Kumar sons of Satpal Kataria, Resident of Village Basai in equal share in the land situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.
- (xviii) That as per inheritance mutation No. 4999 dated 16.04.2010 Smt. Santra Devi widow and Manish – Ashish sons and Smt. Manisha – Anisha daughters of Satpal son, Ram Singh each five years in equal share to extent of 1/30

Rajesh Kumar
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share i.e. 5 Kanal 8 Marla situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.

- (xix) That as per inheritance mutation No. 4351 dated 03.05.2007 Jagdish Chand – Jagpal Singh O Harpal Singh and Suresh Kumar sons Basti Ram each four in equal share i.e. 3/35 share situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.
- (xx) That as per inheritance mutation No. 4181 dated 16.09.2006 Smt. Parmeshwari widow and Jagdish Chand – Jagpial Singh O Harpal Singh O Suresh Kumar sons and Smt. Premwati – Rajbala daughters, Bassiram son Badlu Ram each seven in equal share situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.
- (xxi) That as per mutation of redemption deed bearing No. 5017 sanctioned on 30.04.2010 Sh Ranbir Singh – Ramphal – Jagvir – Bhoop Singh son of Sh. Ganga Bishan S/o Badlu Ram 4/25 share, Rahul son, Manisha daughter, Smt. Shakuntla widow Dharambir was owner in equal share 1/25 share out of total land measuring 161 Kanal 16 Marla of the land situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.

Rajesh Kumar
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(xxii) That as per inheritance mutation No. 5019 dated 30.04.2020 Smt. Chand Kaur widow, Suksham Bala – Renu – Reetu – Monika daughters of Sant Ram each five in equal share as per their share in the land measuring 161 Kanal 16 Marla situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram.

4. That on the basis of my examination and search into the record of Sub Registrar Officer, Gurugram for the last 30 years vide receipt No. 26831, Book No. 7834 and receipt issued by Sub Registrar Office Kadipur vide No. 1784 dated 24.02.2021 and other documents as mentioned in schedule-II of this legal opinion. I certify that property mentioned in above is free from all encumbrances by way of mortgage, charge, lien etc.
5. That I certify that the said land has not been notified for acquisition by the concerned authority.

SCHEDULE-1

Khewat No. 682//631, Khatoni No. 711, Rect. no. 112, Killa no.11 (8-0), 12 (8-0), 13/1 (5-10), 17/2 (1-11), 18/2 (7-18), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0) 24/1 (5-10), fields 11, measuring 76 Kanal 9 Marla, Khewat No. 631/550, Khatoni No. 670, Rect. No. 112, Killa No. 11 (8-0), 12 (8-0), 13 (8-0), 14 (8-0), 15 (8-0), 16 (8-0),

Rajesh Kumar
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17 (8-0), 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), 24 (8-0), 25 (8-0), Rect. no. 113, Killa No 19 (7-8), 20 (8-0), 21 (8-0), 22 (8-0), 23 (7-8), Rect. No. 118, Killa No. 3/1 (3-0), fields 21, measuring 161 Kanal 16 Marla as per their respective share as per mutations situated within the revenue estate of Village Dhankot, Tehsil & District Gurugram

SCHEDULE-II

1. Jamabandi year 1985 to 2015-2016
2. Mutations
3. Receipts regarding inspection of S.R. Office, Gurugram as well as Sub Registrar Kadipur for the last 30 years.

DETAIL OF ENCUMBRANCE, IF ANY

There is no encumbrance of the land detailed in Schedule-1 as for as I have been able to ascertain from the examination of the revenue record, record of S.R. Office, Gurugram and Sub Registrar Office Kadipur and the above said property is free from all sorts of encumbrances, lien, charges etc as per the revenue record and documents received by the undersigned.

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