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Date : 07.01.2022

TO WHOM IT MAY CONCERNED

Sub:- Non Encumbrance-cum-search report on the title to the land of **M/s Solutrean Building Technologies Pvt. Ltd. having its registered office at Tower-B, The Corenthum, A41, Sector 62, Noida.**

Sir,

A. Description of the Land

Land bearing Khewat 305, Khatoni No. 319, Rect. No. 30, Killa No. 5/1(4-15), total fields 1 and land measuring 4 Kanal 15 Marla Salam, Khewat No. 312, Khatoni N. 326, Rect. No. 29, Killa No. 1/1(0-14), total field 1 and land measuring 0 Kanal 14 Marla Salam, Khewat No. 160, Khatoni No. 166, Rect. No. 23, Killa No. 20/2(4-5), Rect. No. 30, Killa No. 4/3/1(3-17), 7/2 (0-16), total fields 3 and land measuring 8 Kanal 18 Marla Salam, Khewat No. 164, Khatoni No. 170, Rect. No. 22, Killa No. 24(8-0), 25/1(7-12), Rect. No. 30, Killa No. 4/1(3-18), total fields 3 and land measuring 19 Kanal 10 Marla Salam, Khewat No. 165, Khatoni No. 171, Rect. No. 22, Killa No. 16(8-0), 17/1(4-0), Rect. No. 23, Killa No. 20/3(3-8), total fields 3 and land measuring 15 Kanal 8 Marla, Khewat No. 171, Khatoni No. 177, Rect. No. 22, Killa No. 24/2(0-0), 25/2 (0-8), Rect. No. 30, Killa No. 4/2(0-2), total fields 3 and land


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measuring 0 Kanal 10 Marla, Khewat No. 202, Khatoni No. 210, Rect. No. 30, Killa No. 3/2(2-6), total field 1 and land measuring 2 Kanal 6 Marla, Total admeasuring 52 Kanal 1 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

(B) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

- (a) That as per Jamabandi for the year 1993-94, 1998-99, 2003-04 & 2008-09, Shri Chandi Ram S/o Shri Ami Lal S/o Shri Hariya was owner in possession of above land bearing Khewat No. 146, Khatoni No. 155, Rect. No. 23, Killa No. 20/2(4-5), Rect. No. 30, Killa No. 4/3(4-0), 7(8-0), 14/1(2-0), total fields 4 and land measuring 18 Kanal 5 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram. Aforesaid Shri Chandi Ram S/o Shri Ami Lal was expired on 16.03.2012 and after his death the above land was inherited by his legal heirs namely **Shri Rai Singh- Surender Singh- Pritam Singh sons of Late Shri Chandi Ram S/o Shri Ami Lal** in equal share vide registered Will bearing Vasika No. 168 dated 19.05.2011 and Mutation No. 1145 was entered and sanctioned on 18.05.2012 in the revenue record in this regard and their names were incorporated in the Jamabandi for the year 2013-14 & 2018-19.

Land bearing Rect. No. 30, Killa No. 4/3/2(0-3), 7/1(7-4), 14/1(2-0) total measuring 9 Kanal 7 Marla was acquired by the HUDA vide Mutation No. 1091 sanctioned on 03.08.2011.

Aforesaid **Shri Rai Singh- Surender Singh- Pritam Singh sons of Late Shri Chandi Ram S/o Shri Ami Lal** sold the Rect. No. 23, Killa


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No. 20/2(4-5), Rect. No. 30, Killa No. 4/3/1(3-17), 7/2(0-16) total fields 3 and land measuring 8 Kanal 18 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed bearing Vasika No. 4167 dated 13.09.2021 and Mutation No. 1555 has been entered and sanctioned on 15.09.2021 in the revenue record in this regard.

- (b) That as per Jamabandi for the year 1993-94, 1998-99, 2003-04 & 2008-09, **Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya** is coming as owner in possession of Land bearing Khewat No. 149, Khatoni No. 158, Rect. No. 5, Killa No. 15/1(6-11), 16/1(5-6), 16/2(0-7), Rect. No. 20, Killa No. 4/3/2(1-16), Rect. No. 22, Killa No. 24(8-0), 25/1(7-12), Rect. No. 30, Killa No. 4/1(3-18), total fields 7 and land measuring 33 Kanal 10 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

Aforesaid **Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya** sold the land bearing Rect. No. 22, Killa No. 24(8-0), 25/1(7-12), Rect. No. 30, Killa No. 4/1(3-18), total fields 3 and land measuring 19 Kanal 10 Marla to the extent of ½ share i.e. 9 Kanal 15 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed ABD mutation has been entered and sanctioned in the revenue record in this regard.

Similarly **Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya** sold the land bearing Rect. No. 22, Killa No. 24(8-0), 25/1(7-12), Rect. No. 30, Killa No. 4/1(3-18), total fields 3 and land measuring 19 Kanal 10 Marla to the extent of ½ share i.e. 9 Kanal 15 Marla in favour of **M/s Chintal India Ltd. A-II, Kailash Colony New Delhi** vide registered Sale Deed and Mutation has been entered and sanctioned in the revenue record in this regard.

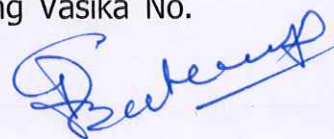


Thereafter **M/s Chintal India Ltd. A-II, Kailash Colony New Delhi** sold its 1/2 share i.e. 9 Kanal 15 Marla out of above land measuring 19 Kanal 10 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed bearing Vasika No. 2246 dated 26.07.2021 and Mutation No. 1543 has been entered and sanctioned on 27.07.2021 in the revenue record in this regard.

- (c) That as per Jamabandi for the year 1993-94, 1998-99, 2003-04 & 2008-09, **Shri Hoshiyar Singh S/o Shri Nand Lal S/o Shri Hariya** is coming as owner in possession of Land bearing Khewat No. 150, Khatoni No. 159, Rect. No. 15, Killa No. 24/2(5-7), 25/1/1/2(2-11), Rect. No. 22, Killa No. 16(8-0), 17/1(4-0), Rect. No. 23, Killa No. 20/3(3-8), total fields 5 and land measuring 23 Kanal 6 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

Aforesaid **Shri Hoshiyar Singh S/o Shri Nand Lal S/o Shri Hariya** relinquish the above land measuring 23 Kanal 6 Marla in favour of **Shri Rajeev Yadav S/o Shri Hoshiair Singh** vide Release Deed bearing Vasika No. 15200 dated 18.11.2009 and Mutation No. 1037 has been entered and sanctioned on 25.01.2010 in the revenue record in this regard.

Thereafter aforesaid **Rajeev Yadav S/o Shri Hoshiair Singh** sold the land bearing 22, Killa No. 16(8-0), 17/1(4-0), Rect. No. 23, Killa No. 20/3(3-8), total fields 3 and land measuring 15 Kanal 8 Marla out of above land measuring 23 Kanal 10 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed bearing Vasika No.



2013 dated 16.07.2021 and Mutation No. 1541 has been entered and sanctioned on 27.07.2021 in the revenue record in this regard.

- (d) That as per Jamabandi for the year 1993-94, 1998-99, 2003-04 & 2008-09, **Shri Chandi Ram S/o Shri Ami Lal S/o Hariya, 1/2 share and Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya, 1/2 share** were owners in joint possession of land bearing Khewat No. 155, Khatoni No. 164, Rect. No. 22, Killa No. 24/2(0-0), 25/2(0-8), Rect. No. 30, Killa No. 4/2(0-2), total fields 3 and land measuring 0 Kanal 10 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram. Aforesaid Shri Chandi Ram S/o Shri Ami Lal was expired on 16.03.2012 and after his death his 1/2 share in the above land was inherited by his legal heirs namely Shri Rai Singh-Surender Singh- Pritam Singh sons of Late Shri Chandi Ram S/o Shri Ami Lal in equal share vide registered Will bearing Vasika No. 168 dated 19.05.2011 and Mutation No. 1145 was entered and sanctioned on 18.05.2012 in the revenue record in this regard. Now **Shri Rai Singh-Surender Singh- Pritam Singh sons of Late Shri Chandi Ram S/o Shri Ami Lal, 1/2 share and Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya, 1/2 share** are owners and joint possession of the above land measuring 0 Kanal 10 Marla.

Aforesaid **Shri Duli Chand S/o Shri Ami Lal S/o Shri Hariya** sold the land bearing Rect. No. 22, Killa No. 24/2(0-0), 25/2(0-8), Rect. No. 30, Killa No. 4/2(0-2), total fields 3 and land measuring 0 Kanal 10 Marla to the extent of 1/2 share i.e. 0 Kanal 5 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed and Mutation has been entered and sanctioned in the revenue record in this regard.



Similarly aforesaid **Shri Rai Singh- Surender Singh- Pritam Singh sons of Late Shri Chandi Ram S/o Shri Ami Lal** sold the land bearing Rect. No. 22, Killa No. 24/2(0-0), 25/2(0-8), Rect. No. 30, Killa No. 4/2(0-2), total fields 3 and land measuring 0 Kanal 10 Marla to the extent of ½ share i.e. 0 Kanal 5 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed bearing Vasika No. 4167 dated 13.09.2021 and Mutation No. 1555 has been entered and sanctioned on 15.09.2021 in the revenue record in this regard.

- (d) That as per Jamabandi for the year 1993-94, 1998-99, 2003-04 & 2008-09, **Shri Desh Raj S/o Shri Dalpat S/o Shera 108 Share, Smt. Kela Devi W/o Shri Desh Raj S/o Shri Dalpat** were owners in joint possession of land bearing Khewat 305, Khatoni No. 319, Rect. No. 30, Killa No. 5/1(4-15), total fields 1 and land measuring 4 Kanal 15 Marla Salam, Khewat No. 312, Khatoni N. 326, Rect. No. 29, Killa No. 1/1(0-14), total field 1 and land measuring 0 Kanal 14 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

Aforesaid **Shri Desh Raj S/o Sri Dalpat** relinquish his share in the above land in favour of **Shri Rajbir - Rambir sons of Desh Raj S/o Dalpat** vide registered Release Deed bearing Vasika No. 23184 dated 21.02.2007 and Mutation No. 925 has been entered and sanctioned on 23.03.2007 in the revenue record in this regard.

Similarly aforesaid **Smt. Kela Devi W/o Shri Desh Raj** relinquish her share in the above land in favour of **Shri Rajbir - Rambir sons of Desh Raj S/o Dalpat** vide registered Release Deed bearing Vasika No. 24183 dated 21.02.2007 and Mutation No. 926 has been entered and sanctioned on 23.03.2007 in the revenue record in this regard.



Thereafter aforesaid **Shri Rajbir - Rambir sons of Desh Raj S/o Dalpat** sold the above land bearing Khewat 305, Khatoni No. 319, Rect. No. 30, Killa No. 5/1(4-15), total fields 1 and land measuring 4 Kanal 15 Marla Salam, Khewat No. 312, Khatoni N. 326, Rect. No. 29, Killa No. 1/1(0-14), total field 1 and land measuring 0 Kanal 14 Marla in favour of **M/s Solutrean Building Technologies Pvt. Ltd., Tower-B, The Corenthum, A-41, Sector-62 Noida** vide registered Sale Deed bearing Vasika No. 10726 dated 27.07.2012 and Mutation No. 1154 has been entered and sanctioned on 08.08.2012 in the revenue record in this regard.

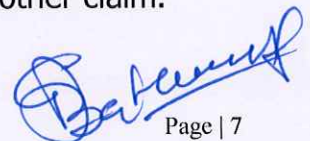
(C) Encumbrance Certificate

That I have inspected the record of Sub Registrar Office Gurugram vide Receipt No. 8557 dated 28.06.2022 & Sub Registrar Office Harsaru vide Receipt No. 230 dated 28.06.2022 regarding the above said land and found that the applicants named above have not created any charge by way of sale, agreement, lease, etc. or otherwise till date as per records and the same is free from sorts of encumbrances.

(D) Certificate of title

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

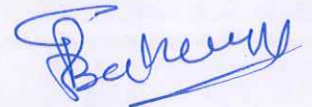
1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.



(E) Opinion of the lawyer

That in my opinion the above stated land of the applicants is free from all sorts of encumbrances, attachments and has not been sold till date as per record and the above said applicant has absolute and clear marketable title in the above said property given in schedule B of this search report.

Yours Sincerely



**Chander Parkash
Batheja Advocate**