

*REPORT AFTER INVESTIGATION*

*OF PRPOERTY OF OWNERS NAMELY*

*M/S FORSYTHIA PROPBUILD PVT.LTD &  
OTHERS*

*SITUATED IN THE REVENUE ESTATE OF  
VILLAGE NAURANGPUR, DISTRICT  
GURUGRAM*

*Land schedule:*

*Rect. No. 70, Killa No. 2/2, 3, 8/1, 8/2, 13, 18/2, total  
measuring 33 Kanal 4 Marla (4.15 Acres)*

*Prepared by:*

*Gulab Singh, Advocate  
Mobile: 9728123139*

**GULAB SINGH**  
Advocate  
District Courts, Gurugram



**OFFICE:**

Chamber No. 6, Block-A  
District Courts, Gurugram  
Mobile: 9728123139

Ref.: GS/SR/JY/Dec/2022

Date:

**To whomsoever it may concern**

**SUB: LEGAL SEARCH REPORT ON THE TITLE TO THE PROPERTY OF (1) M/S FORSYTHIA PROPBUILD PVT. LIMITED, HAVING ITS OFFICE AT 109, NEW DELHI, HOUSE NO. 27, BARAKHAMBHA ROAD, NEW DELHI (2) BHIM SINGH S/O SULTAN SINGH S/O SH. KISHNA, (3) INDER SINGH S/O SH. SULTAN, RESIDENTS OF VILLAGE WAZIRABAD, TEHSIL WAZIRABAD, DISTRICT GURUGRAM**

Sir,

I, **Gulab Singh, Advocate, District Courts, Gurugram**, do hereby certify to you that the title of the property of **(1) M/S FORSYTHIA PROPBUILD PVT. LIMITED, HAVING ITS OFFICE AT 109, NEW DELHI, HOUSE NO. 27, BARAKHAMBHA ROAD, NEW DELHI (2) BHIM SINGH S/O SULTAN SINGH S/O SH. KISHNA, (3) INDER SINGH S/O SH. SULTAN, RESIDENTS OF VILLAGE WAZIRABAD, TEHSIL WAZIRABAD, DISTRICT GURUGRAM** to the immovable property brief particulars whereof are given in **SCHEDULE-I** hereto is clear, marketable and undisputed title. I further certify that I have searched all the relevant original/revenue documents etc. for ascertaining the originality and investigating title to the property detailed in **SCHEDULE-II**.

1. That as per Jamabandi year 1994-1995, the following properties was owned and possessed by Sh. Jagmal S/o Inder S/o Kishan, Resident of Village Sikhohpur, Gurugram:-

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 421, Khatoni No.457, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (iii) Khewat No. 557, Khatoni No.610, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (iv) Khewat No. 239, Khatoni No.263, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

**Note:** The aforesaid Jagamal has expired on 03.01.1996 and after his death the above said properties have



incorporated in the name of his legal heirs namely Dhanpati – widow, Dasrath – Sishram sons, Shakuntla – Kiranbala – Savitri daughters of Late Sh. Jagmal S/o Sh. Inder vide inheritance mutation No. 2943 sanctioned on 19.12.1990.

**As per revenue record, there is an entry of loan over the land comprised in Khewat No. 557, Khatoni No. 610, Rect No. 70, Killa No. 13 (8-0) from Land Development Bank, Gurugram of Rs. 9000/- vide Rapat No. 352 dated 06.05.1987 in the name of owner at that time and further there is entry in the revenue record regarding loan taken from the Central Bank Ltd. Gurugram of Rs. 6,00,000/- over the land comprised in Khewat No. 1, Khatoni No. 1, Rect. No. 70, Killa No. 3 (7-11), 8/1 (2-18), fields 2, measuring 10 Kanal 9 Marla and Khewat No. 239, Khata No. 263, Rect. No. 70, Killa No. 8/2 (5-2) and Khewat no. 421, Khatoni No. 457, Rect. No. 70, Killa No. 2/2 (2-2) in the name of Dasrath – Kiran Bala.**

2. That as per Jamabandi year 1994-1995, the property comprised in Khewat No. 303, Khatoni No. 333, Rect. No. 70,

Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram was owned and possessed by Smt Prabha D/o Sh. Gopal Krishan D/o Sh. Ruchi Ram, Resident of Delhi. It is specifically mentioned here that one Mr. Kishore S/o Khushal S/o Nihal is in possession being cultivator/Jauta.

3. That as per Jamabandi year 1999-2000, the following properties was owned and possessed by Dhanpati – widow, Dasrath – Sishram sons, Shakuntla – Kiranbala – Savitri daughters of Late Sh. Jagmal S/o Sh. Inder after inherited the property from their father namely Jagmal S/o Sh. Inder as per their respective share:-

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 422, Khatoni No.458, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.

- (iii) Khewat No. 553, Khatoni No.607, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (iv) Khewat No. 252, Khatoni No.270, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

**Note: As per revenue record, there is an entry of loan over the land comprised in Khewat No. 557, Khatoni No.610, Rect No. 70, Killa No. 13 (8-0) from Land Development Bank, Gurugram of Rs. 9000/- vide Rapat No. 352 dated 06.05.1987 in the name of owner at that time and further there is entry in the revenue record regarding loan taken from the Central Bank Ltd. Gurugram of Rs. 6,00,000/- over the land comprised in Khewat No. 1, Khatoni No. 1, Rect.No. 70, Killa No. 3 (7-11), 8/1 (2-18), fields 2, measuring 10 Kanal 9 Marla and Khewat No. 239, Khata No. 263, Rect. No. 70, Killa No. 8/2 (5-2) and Khewat no. 421, Khatoni No. 457, Rect. No. 70,**



**Killa No.2/2 (2-2) in the name of Dasrath - Kiran Bala.**

- **That Smt. Dhanpati widow of Jagmal S/o Sh. Ishwar had expired and her inheritance mutation bearing No. 3386 dated 15.06.2005 have been sanctioned in favour of Dasrath - Sishram sons, Shakuntla - Kiranbala - Savitri daughters of Late Sh. Jagmal S/o Sh.Inder.**

4. That as per Jamabandi year 1999-2000, the property comprised in Khewat No. 309, Khatoni No. 336, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram was owned and possessed by Smt Prabha D/o Sh. Gopal Krishan D/o Sh. Ruchi Ram, Resident of Delhi. It is specifically mentioned here that one Mr. Kishore S/o Khushal S/o Nihal is in possession being gair morushi.

**Note: The inheritance of gair morushi has been entered by red ink in the name of legal heirs of Late Kishore namely Brahamjeet S/o Kishore vide Rapat No. 438 dated 21.12.2005.**

5. That as per Jamabandi year 2004-2005, the following properties was owned and possessed by Dasrath – Sishram sons, Shakuntla – Kiranbala – Savitri daughters of Late Sh. Jagmal S/o Sh. Inder:-

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 444, Khatoni No.479, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (iii) Khewat No. 579, Khatoni No.632, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (iv) Khewat No. 263, Khatoni No.281, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

**Note:-**



➤ As per revenue record, there is an entry of loan over the land comprised in Khewat No. 557, Khatoni No.610, Rect No. 70, Killa No. 13 (8-0) from Land Development Bank, Gurugram of Rs. 9000/- vide Rapat No. 352 dated 06.05.1987 in the name of owner at that time and further there is entry in the revenue record regarding loan taken from the Central Bank Ltd. Gurugram of Rs. 6,00,000/- over the land comprised in Khewat No. 1, Khatoni No. 1, Rect.No. 70, Killa No. 3 (7-11), 8/1 (2-18), fields 2, measuring 10 Kanal 9 Marla and Khewat No. 239, Khata No. 263, Rect. No. 70, Killa No. 8/2 (5-2) and Khewat no. 421, Khatoni No. 457, Rect. No. 70, Killa No.2/2 (2-2) in the name of Dasrath - Kiran Bala.

➤ The Mutation No. 3456 of the aforesaid properties measuring 25 Kanal 13 Marla has been cancelled due to non-appearance of the purchaser before the competent authority. It is submitted that later on the above said mutation has been sanctioned at Mutation No. 3748 dated 19.01.2006 instead of Mutation No. 3456 in favour of M/s Active

**Promoters Pvt. Limited, New Delhi in respect of the  
above said land measuring 25 Kanal 13 Marla.**

6. That as per Jamabandi year 2004-2005, the property comprised in Khewat No. 322, Khatoni No. 351, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram was owned and possessed by Smt Prabha D/o Sh. Gopal Krishan S/o Sh. Ruchi Ram, Resident of Delhi.

**NOTE:-**

- The aforesaid Smt. Prabha D/o Sh. Gopal Krishan S/o Sh Ruchi Ram sold out her 1/2 share i.e. 3 Kanal 15 Marla 4 Sarsai in favour of Sh. Bhim Singh S/o Sh. Sultan Singh S/o Kishna, Resident of Village Wazirabad, Gurugram vide Sale Deed bearing Vasika No. 17716 dated 30.11.2005 and mutation No. 3449 sanctioned on 20.12.2006.
- The aforesaid Smt. Prabha D/o Sh. Gopal Krishan S/o Sh Ruchi Ram sold out her 1/2 share i.e. 3 Kanal 15 Marla 4 Sarsai in favour of Sh. Bhim Singh S/o Sh. Sultan Singh S/o Kishna, Resident of Village Wazirabad, Gurugram vide Sale Deed bearing Vasika

No. 17712 dated 30.11.2005 and mutation No. 3450 sanctioned on 20.12.2006.

- That the gair morushi named Kishore S/o Khushal S/o Sh. Nihal relinquished his gair morushi rights in favour of owner vide Vasika No. 17347 dated 25.11.2005 and mutation No. 3457 sanctioned on 04.01.2006.

7. That as per Jamabandi year 2009-2010, the following properties is owned and possessed by M/s Active Promoters Pvt. Limited, having its office at New Delhi

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 489, Khatoni No.511, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (iii) Khewat No. 639, Khatoni No.675, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram



- (iv) Khewat No. 290, Khatoni No.302, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

**Note:-**

- **There is no specific entry regarding removal /clearance of mortgaged loan from the revenue record of the previous owner.**
- **There is entry of mutation bearing No. 4074 sanctioned on 03.10.2012 under Sale Deed Vasika No. 866 dated 11.04.2007 in the name of M/S FORSYTHIA PROPBUILD PVT. LIMITED, HAVING ITS OFFICE AT 109, NEW DELHI, HOUSE NO. 27, BARAKHAMBA ROAD, NEW DELHI in respect of land measuring 25 Kanal 13 Marla.**

8. That as per Jamabandi year 2009-2010, the property comprised in Khewat No. 359, Khatoni No. 375, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram was owned and possessed by Sh. Bhim Singh S/o Sultan Singh S/o Kishna, Resident of Village Wazirabad, Gurugram.

9. That as per Jamabandi year 2014-2015, the following properties is owned and possessed by M/s Forshythima Propbbuild Pvt. Ltd. (later on name of company has been corrected vide Badar No. 75 as M/s FORSYTHIA PROPBUILD PVT. LIMITED), having its office at 109, New Delhi, House No. 27, Barakhamba Road, New Delhi:-

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 527, Khatoni No.547, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (iii) Khewat No. 690, Khatoni No. 717, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (iv) Khewat No. 311, Khatoni No.322, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram



10. That as per Jamabandi year 2014-2015, the property comprised in Khewat No. 386, Khatoni No. 400, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram was owned and possessed by Sh. Bhim Singh S/o Sultan Singh S/o Kishna, Resident of Village Wazirabad, Gurugram.

**Note:-**

- Mutation No. 4723 has been sanctioned on dated 28.02.2019 in favour of Inder Singh S/o Sultan Singh under Transfer Deed in Blood Relation bearing Vasika No. 2356 dated 11.09.2018.
11. That as per Jamabandi year 2019-2020, the following properties is owned and possessed by M/s FORSYTHIA PROPBUILD PVT. LIMITED, having its office at 109, New Delhi, House No. 27, Barakhamba Road, New Delhi:-
- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
  - (ii) Khewat No. 604, Khatoni No.619, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated



within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.

(iii) Khewat No. 800, Khatoni No. 820, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

(iv) Khewat No. 337, Khatoni No.346, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram

12. That as per Jamabandi year 2019-2020, the property comprised in Khewat No. 386, Khatoni No. 400, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram is owned and possessed by Sh. Bhim Singh and Inder Singh sons of Sultan Singh S/o Kishna, Resident of Village Wazirabad, Gurugram in equal share.

13. That (1) M/S FORSYTHIA PROPBUILD PVT. LIMITED, HAVING ITS OFFICE AT 109, NEW DELHI, HOUSE NO. 27, BARAKHAMBA ROAD, NEW DELHI (2) BHIM SINGH S/O SULTAN SINGH S/O SH. KISHNA, (3) INDER SINGH S/O

SH. SULTAN, RESIDENTS OF VILLAGE WAZIRABAD, TEHSIL WAZIRABAD, DISTRICT GURUGRAM have obtained a Licence for developing a Group Housing Colony over the aforesaid total land measuring 33 Kanal 4 Marla (4.15 Acres) situated within the revenue estate of Village Naurangpur, Tehsil Manesar, District Gurugram vide Licence No 159 dated 03.10.2022 renewed memo No. LC-4505-PA(VA)-2022/30161 dated 04.10.2022 issued by Director Town and Country Planning, Haryana Chandigarh and a rapat No. 143 dated 14.11.2022 has been entered in the revenue record.

14. That on the basis of my examination and search into the record of Sub Registrar Officer, Gurugram vide receipt No. \_\_\_\_\_, Book no. \_\_\_\_\_, dated \_\_\_\_\_ for the period of 1994 to \_\_\_\_\_ and Receipt No. \_\_\_\_\_ dated \_\_\_\_\_ Book No. \_\_\_\_\_ for the period \_\_\_\_\_ to \_\_\_\_\_ issued by Sub Registrar Office, Manesar as well as concerned Halqa Patwari 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.



**SCHUDLE-1**

- (i) Khewat No. 1, Khatoni No.1, Rect. No. 70, Killa No.3 (7-11), 8/1 (2-18), fields 2 measuring 10 Kanal 9 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (ii) Khewat No. 604, Khatoni No.619, Rect. No. 70, Killa No.2/2 (2-2), field 1, measuring 2 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram.
- (iii) Khewat No. 800, Khatoni No. 820, Rect. No. 70, Killa No.13 (8-0), field 1, measuring 8 Kanal 0 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (iv) Khewat No. 337, Khatoni No.346, Rect. No. 70, Killa No.8/2 (5-2), field 1, measuring 5 Kanal 2 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram
- (v) Property comprised in Khewat No. 386, Khatoni No. 400, Rect. No. 70, Killa No. 18/2 (7-11), fields 1, measuring 7 Kanal 11 Marla situated within the revenue estate of Village Naurangpur, Tehsil & District Gurugram



**SCHEDULE-II**

1. Copy of Jamabandies
2. Copy of inheritance mutations
3. Copy of mutations of sale deed
4. Copy of Rapats
5. Copy of Badar
6. Receipts issued by Sub Registrar Manesar & Gurugram

**DETAIL OF ENCUMBRANCE, IF ANY**

There is no encumbrance of the property detailed in Schedule-1 as far as I have been able to ascertain from the examination of the revenue record, halqa patwari, record of S.R. Office, Gurugram and Manesar and also available records provided by the clients/you addresses.

**GULAB SINGH**  
Advocate, Gurugram