

No:33294

Sub Register Office :गुरुग्राम

Date :22-02-2023

Received with Thanks from Sameer Jain Adv Gurugram Year 2005-2023 resident of Ggm sum of rs
twenty-five
on account of Inspection charges.

Rs.25

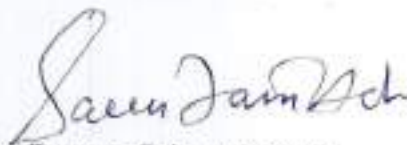
(Incharge)

सब रजिस्ट्रार
गुड़गाँव

Title Search Report of Property
at
Villages Bajghera, Tehsil and District Gurugram, Haryana.

28th day of February, 2023

Submitted by:



Sameer Jain, Advocate
Chamber No. 129, Shaheed Bhagat Singh Block,
District Courts, Gurgaon, Haryana

INTRODUCTION: -

I understand that presently Generour Realtors Private Limited, company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, (hereinafter referred to as "the Companies") have hired me to give Title Search Report of the below mentioned Land. The Companies have engaged the undersigned to search and examine all that piece and parcel of land bearing Rectangle No. 28, Killa Nos. 2min(0-16), 3min(7-12), 4/1(4-4), 7/2(1-4), 8/1min(5-14), 9/1min(0-7), Total field nos. 6, total measuring 19 Kanal 17 Marla i.e. 2.48125 Acres, situated in Village Bajghera, Tehsil and District Gurugram, Haryana, as more particularly described in the Chapter II of this Report (hereinafter referred to as the "Said Land"). At the request of the said Company, I have conducted a search on the title of the said Land owned by the Company.

(A) General Scope of Work

The scope of the investigation involved the search of the title of the Company over the Said Land by causing searches to be taken including at the offices of concerned Sub-Registrar and Patwari. The search was taken on the basis of number of years, how the said Land was acquired by the respective owners/companies, devolution of title, encumbrances and whether the Company has a clear and marketable title thereto.


(B) Methodology

Based upon the aforementioned scope of work, I have perused various documents and conducted searches at various offices as stated in this Report.

(C) Scope Limitation

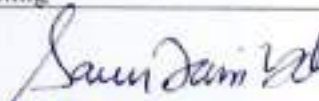
The scope of our review is limited by the following general parameters:

1. I have assumed that the documents perused by us are copy(ies) of the original version(s).
2. To the extent possible, I have relied upon documents and records provided to me by the said Company.
3. I have also conducted searches at various offices as stated in the Report.
4. The Report is solely for the use of the said Company.


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CHAPTER I: GLOSSARY

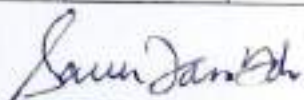
Term	Meaning
Intakal	Means mutation records.
Jamabandi	Means record of rights.
Acre	1 Acre = 8 Kanals
Kanal	A denomination which is used in the State of Haryana for measurement of land, 1 Kanal = 20 Marla = 605 Sq. Yards.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi.
Khata/Khatoni	Means revenue records in particular ledger / account book.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustatil	Means Rectangle.
Patwari	Means the Government employee who keeps all the accounts connected with the land of one or more villages.
Term	Meaning


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CHAPTER II (DETAILS OF PROPERTY)

All that piece and parcel of land owned by the Company admeasuring 2.48125 Acres, situated in the revenue estate of Village Bajghera, Tehsil and District Gurugram, Haryana. The undersigned was furnished the following details of the land and in particular the Rectangle and Killa number and area of land as mentioned below, based on which the title search was carried out.

Village	Tehsil and District	State	Rect. No.	Killa No.	Area (Kanal-Marla)
Bajghera	Tehsil and District Gurugram	Haryana	28	2min	0-16
				3min	7-12
				4/1	4-4
				7/2	1-4
				8/1min	5-14
				9/1min	0-7
		Total		6 fields	19K - 17M
				Say	2.48125 Acres

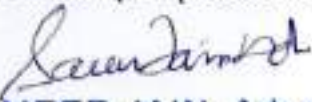

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CHAPTER III: OBSERVATIONS AND CONCLUSION

On the basis of the documents perused and searches made by me at the office of the concerned Sub Registrar and Patwari on 22.02.2023, I record my observations hereunder.

3.A History of devolution of title on the present owner giving chain in title of

As per proper scrutiny and survey of the land records with the Patwari/ Revenue Record Keeper, it is revealed that Jamabandi of Village Bajghera, Tehsil and District Gurugram, Haryana, for the year 2019-20 is available. The Jamabandi for the year 2019-20 itself reflects the mutation numbers indicating the change in ownership till date. The Jamabandi's for the said relevant year(s) till date and the mutation numbers (mentioned in the Jamabandi's) indicating the change in ownership till present date and have been discussed below.


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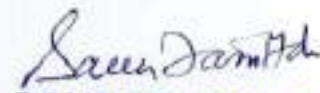
(1) Khewat/Khata No. 308 for the year 2019-20.

(1.1) JAMABANDI:

The land details shown in Jamabandi(s) with respect to the Rectangle No. 28, Killa Nos. 2(8-0), 3(8-0), 4/1(4-4), 7/2(1-4), 8/1(6-18), 9/1(1-4), (licensed land falls in Rectangle No. 28, Killa Nos. 2min(0-16), 3min(7-12), 4/1(4-4), 7/2(1-4), 8/1min(5-14), 9/1min(0-7), total measuring 19 Kanol 17 Marla i.e. 2.48125 Acres) said land, situated in Village Bajghera, Tehsil and District Gurugram, Haryana, is discussed below as follows: -

JAMABANDI:


S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	308	313	2019-20	Rectangle No. 28, Killa Nos. 2(8-0), 3(8-0), 4/1(4-4), 7/2(1-4), 8/1(6-18), 9/1(1-4), situated in Village Bajghera, Tehsil and District Gurugram, Haryana	Generous Realtors Pvt. Ltd., having its registered office at 303, Agarwal Tower, C U Block, Pritam Pura, New Delhi;	Self


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(1.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of **Rectangle No. 28, Killa Nos. 2(8-0), 3(8-0), 4/1(4-4), 7/2(1-4), 8/1(6-18), 9/1(1-4),** (licensed land falls in Rectangle No. 28, Killa Nos. 2min(0-16), 3min(7-12), 4/1(4-4), 7/2(1-4), 8/1min(5-14), 9/1min(0-7), total measuring 19 Kanal 17 Marla i.e. 2.48125 Acres) said land, situated in Village Bajghera, Tehsil and District Gurugram, Haryana, reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	1666	Smt. Vinla Kumari wife of Gangakishan son of Kaliram sold the said land in favor of <u>Generous Realtors Pvt. Ltd., having its registered office at 303, Agarwal Tower, C U Block, Pritam Pura, New Delhi,</u> vide a Sale Deed bearing Vasika No. 19684 dated 19.12.2006, duly registered before the Office of Sub Registrar, Gurugram, Haryana. This mutation was sanction on 18.01.2007.
	Status of ownership/ possession after Mutation No. 1666	<u>Generous Realtors Pvt. Ltd., having its registered office at 303, Agarwal Tower, C U Block, Pritam Pura, New Delhi became owner in possession of the said land;</u>
(ii)	Rapat No. 378 dated 31.01.2023	Land bearing Rectangle No. 28, Killa No. 8/1min(0-14-2) measuring 360 Sq. Mtrs., was mortgaged by Generous Realtors Private Limited in favour of the Governor of Haryana, through Director General Town and Country Planning, Haryana at Chandigarh, vide a Mortgage Deed bearing Vasika no. 12451 dated 31.01.2023, registered before the Sub Registrar, Gurugram, Haryana.
	Status of ownership/ possession	<u>Generous Realtors Pvt. Ltd., having its registered office at 303, Agarwal Tower, C U Block, Pritam Pura, New Delhi remained owner in possession of the said land;</u>


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B. NATURE OF LAND

The nature of land as it appears from the Revenue Record for the year 2019-20 is showing as Agricultural. However, the said owner Company i.e. Generous Realtors Pvt. Ltd., applied to The Director, Town & Country Planning Haryana, Chandigarh, for grant of license to develop and set up a Commercial Plotted Colony, on the said licensed land parcel of 2.48125 Acres, situated in the revenue estate of Village Bajghera, Sector 114, Tehsil and District Gurugram, Haryana, thereby complying with all the mandatory requirements and a License bearing No. 36 of 2023 dated 20.02.2023 was granted vide Letter bearing Endst. No. LC-4875-PA (VA)-2-23/4894 dated 20.02.2023, which is valid till 19.02.2028.

C. CONCLUSION

Subject to my observations & on the basis of documents reviewed and the searches made at the office of concerned Sub-Registrar and Patwari by me and the online search being conducted on 22.02.2023, I opine that the said Company viz. **Generous Relators Private Limited** (hereinafter Company), is the sole and absolute recorded owner of the said Licensed Land situated in the revenue estate of Village Bajghera, Sector 114, Tehsil and District Gurugram, in the State of Haryana. The said Company has a free, clear and marketable devolution title in respect of the said Land, as stated above.

i. Certified true copy (**Annexure 'A'**):

For Village Bajghera, Tehsil and District Gurugram, Haryana;
- Jamabandi for the period 2019-20, bearing Khewat No. 308, Khata No. 313.

ii. Certified true copy of Mutation No. 1666 recording transfer of land in favour of the said Company and Rapat No. 378 dated 31.01.2023 recording Mortgage Deed from Company to DTCP, Haryana. (**Annexure 'B'**);

iii. Certified true copy of registered Sale Deed bearing Vasika No. 19684 dated 19.12.2006, and Mortgage Deed bearing Vasika No. 12451 dated 31.01.2023; are attached. (**Annexure 'C'**);

iv. Certified true copy of NEC dated 24.02.2023; in favour of the said Company. (**Annexure 'D'**).

Regards,



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Advocate.

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