

No:29127

Sub Register Office :गुरुग्राम

Date :16-01-2023

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

Rs.20

(Incharge)  
सब रजिस्ट्रार  
गुड़गाँव

No:4097

Sub Register Office :Manesar

Date :16-01-2023

Received with Thanks from **SAMEER JAIN ADV 2009 TO TILL DATE** resident of **GGM** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

( Incharge)

Sub Registrar  
Manesar (Gurgaon)

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*Title Search Report of Property*  
**at**  
**Village Naharpur, Tehsil Manesar, District Gurugram, Haryana.**

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**16<sup>th</sup> day of January, 2023**

**Submitted by:**

  
**Sameer Jain, Advocate**

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

**INTRODUCTION: -**

I understand that presently Action Constructwell Private Limited, a 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 Company has engaged the undersigned to search and examine all that piece and parcel of land placed in **Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), Total Field Nos. 7, Total measuring 16 Kanal 16 Marla i.e. 2.1 Acres**, 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:

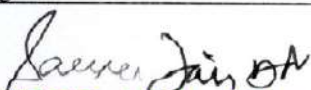
1. I have assumed that the documents perused by us are copy(ies) of the original version(s).
2. To the extent possible, I have relied upon documents and records provided to me by the said Company.
3. I have also conducted searches at various offices as stated in the Report.
4. The Report is solely for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

  
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CHAPTER I: GLOSSARY

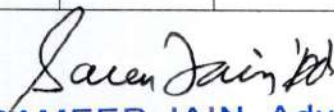
Term	Meaning
Intakal	Means mutation records.
Jamabandi	Means record of rights.
Acre	1 Acre = 8 Kanals
Kanal	A denomination which is used in the State of Haryana for measurement of land, 1 Kanal = 20 Marla = 605 Sq. Yards.
Khasra or Kila	Means the identification number of every block as per revenue records.
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 2.1 Acres, situated in the revenue estate of Village Naharpur, Tehsil Manesar, 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)
Naharpur	Tehsil Manesar, District Gurugram	Haryana	2	21/2	1-9
				22	0-18
			8	1/2/2	2-10
				2	5-9
				8/3	1-5
				9/1	3-8
				12/1/2	1-17
				12/1/2	1-17
			<b>Total</b>	<b>7 fields</b>	<b>16K – 16M</b>
				<b>Say</b>	<b>2.1 Acres</b>

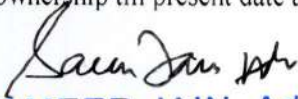
  
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### CHAPTER III: OBSERVATIONS AND CONCLUSION

On the basis of the documents perused and searches made by me at the office of the concerned Sub Registrar and Patwari, 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 Naharpur, Tehsil Manesar, District Gurugram, Haryana, for the year 2018-19 is available. The Jamabandi for the year 2018-19 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. 99 for the year 2018-19.**

(1.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), total measuring 16 Kanal 16 Marla, situated in Village Naharpur, Tehsil Manesr, 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)	99	102	2018-19	<b>Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), situated in Village Naharpur, Tehsil Manesr, District Gurugram, Haryana</b>	M/s. Action Constructwell Pvt. Ltd., registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi;	Self

  
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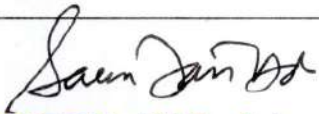
**(1.2) MUTATIONS & RAPATS: -**

The Mutations and Rapats in respect of **Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), total measuring 16 Kanal 16 Marla, situated in Village Naharpur, Tehsil Manesr, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	<b>Mutation No. 1641</b>	M/s. Opera House Export Pvt. Ltd., D 1408 A/2, Gali No. 13, Govindpur, New Delhi sold the said land bearing Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), total measuring 16 Kanal 16 Marla, situated in Village Naharpur, Tehsil Manesr, District Gurugram, Haryana, in favour of <b><u>M/s. Action Constructwell Pvt. Ltd., having its registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi,</u></b> vide a Sale Deed dated 13.03.2013, duly registered as Vasika No. 2645 dated 13.03.2013, before the Sub Registrar, Manesar, Gurugram, Haryana. This mutation was sanctioned on 20.03.2013.
	<b>Status of ownership after Mutation No. 1641</b>	<i>M/s. Action Constructwell Pvt. Ltd., having its registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi, became the sole owner in possession of the said land in question bearing Rectangle No. 2, Killa Nos. 21/2(1-9), 22(0-18) and Rectangle No. 8, Killa Nos. 1/2/2(2-10), 2(5-9), 8/3(1-5), 9/1(3-8), 12/1/2(1-17), total measuring 16 Kanal 16 Marla, situated in Village Naharpur, Tehsil Manesr, District Gurugram, Haryana;</i>
(ii)	<b>Rapat No. 378 dated 04.05.1995</b>	A loan from State Bank of India, Okhla, New Delhi has been taken by the owners amounting to Rs. 14,30,000/- and the said land was mortgaged through Rapat no. 378 dated 04.05.1995 with State Bank of India, Okhla, New Delhi.
	<b>Status of ownership after Rapat No. 378</b>	<i>The land remains in the ownership of M/s. Action Constructwell Pvt. Ltd., registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi, whereas the said land was mortgaged with State Bank of India, Okhla, New Delhi;</i>
(iii)	<b>Rapat No. 356 dated 20.12.2021</b>	The said Rapat No. 378 dated 04.05.1995 of loan on the said Land by State Bank of India, was paid and entry from the revenue records is removed through the Rapat No. 356 dated 20.12.2021.
	<b>Status of ownership after Rapat No. 356</b>	<i>The land remains in the ownership and possession of M/s. Action Constructwell Pvt. Ltd., registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi and it is free from any loan or mortgage;</i>
(iv)	<b>Rapat No. 528 dated 25.02.2010</b>	Land bearing Rectangle No. 2, Killa No. 21(0-1), Rectangle No. 8, Killa Nos. 1/2min(4-14), 9min(3-16), 12min(5-6), are part and parcel of land acquisition proceedings by the Government of Haryana, under Sec. 4 of Land Acquisition Act.
(v)	<b>Rapat No. 537 dated 25.02.2010</b>	In further proceedings of land acquisition of the said land bearing Rectangle No. 2, Killa No. 21min(6-1), Rectangle No. 8, Killa Nos. 1/2min(4-14), 9min(3-16), 12min(5-6), became part and parcel of land acquisition proceedings by the Government of Haryana, under Sec. 6 of Land Acquisition Act, i.e. acquiring the land for public purposes.
(vi)	<b>Rapat No. 872 dated 14.06.2010</b>	In final proceedings of land acquisition of the said land by Government of Haryana, land bearing Rectangle No. 2, Killa No. 21min(6-1), was acquired by the Government of Haryana, and Award was announced on the said land, in terms of applicable provisions of the Land Acquisition Act.



(vii)	<b>Rapat No. 481 dated 15.12.2011</b>	Land bearing Rectangle No. 8, Killa No. 1/2min(4-14), 9min(3-16), 12min(5-6), became part and parcel of land acquisition proceedings by the Government of Haryana, under Sec. 17(2) of Land Acquisition Act. The said land was taken possession on urgency basis by the Government of Haryana and is deemed to be acquired by the Government of Haryana for public utility purposes.
(viii)	<b>Rapat No. 692 dated 18.03.2013</b>	The said Land bearing Rectangle No. 8, Killa No. 1/2, 8/3, 9, 12/1, is free from any land acquisition proceedings by the Government of Haryana and the said <i>land remains in the ownership and possession of M/s. Action Constructwell Pvt. Ltd., registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi and it is free from any loan or mortgage;</i>
(ix)	<b>Rapat No. 523 dated 31.01.2014</b>	The said Land bearing Rectangle No. 8, Killa No. 12/1, is part and parcel of land acquisition proceedings by the Government of Haryana, under Sec. 4 of Land Acquisition Act.
(x)	<b>Rapat No. 487 dated 22.01.2015</b>	The said Land bearing Rectangle No. 8, Killa No. 12/1, is part and parcel of land acquisition proceedings by the Government of Haryana, under Sec. 6 of Land Acquisition Act.
(xi)	<b>Rapat No. 356 dated 20.01.2017</b>	The said Land bearing Rectangle No. 8, Killa No. 12/1, was awarded compensation by the Government of Haryana, under the terms of provisions of the Land Acquisition Act.
(xii)	<b>Rapat No. 139 dated 15.10.2013</b>	The said Land bearing Rectangle No. 8, Killa No. 1/2 (4-14), 9(5-16), 12(5-6), were awarded compensation by the Government of Haryana, under the terms and provisions of the Land Acquisition Act.

  
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**B. NATURE OF LAND**

The nature of land as it appears from the Revenue Record for the year 2018-19 is showing as Agricultural. However, a Letter of Intent subjected as Request for grant of License for setting up of plotted Commercial Colony on the said land parcel having area of 2.1 Acres situated in the revenue estate of Village Naharpur, Sector 81, Tehsil Manesar, District Gurugram, Haryana (under migration of License No. 67 of 2013 dated 22.07.2013), was granted vide Memo No. LC-4548-Asstt.(MS)/2021/11282 dated 25.04.2022, issued by the office of The Director, Town & Country Planning Haryana, Chandigarh, in terms of an application dated 03.06.2021, for migration of the said License No. 67 of 2013 for Plotted Commercial Colony.

A Letter bearing No. M.B.82 dated 27.06.2013, was also issued by Commissioner, Gurugram, Haryana, on 27.06.2013, stating that the said land neither fall under any Forest Zone or any notified area pertaining to Aravali Zone.

That after complying with all the mandatory requirements, a License bearing No. 156 of 2012 dated 29.09.2022, was granted vide Letter bearing Endst. No. LC-4548-Asstt.(MS)/2022/30006 dated 04.10.2022 for setting up of a Commercial Plotted Colony, which license is valid till 28.09.2027.

**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, I opine that the said Company viz. **Action Constructwell Private Limited** (hereinafter Company), is the sole and absolute recorded owner in possession of the said Licensed Land situated in the revenue estate of Village Naharpur, Sector 81, Tehsil Manesar, 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 Naharpur, Tehsil Manesar, District Gurugram, Haryana;  
- Jamabandi for the period 2018-19, bearing Khewat No. 99, Khata No. 102.
- ii. Certified true copy of Mutation No. 1641 recording transfer of land in favour of the said Company. (**Annexure 'B'**);
- iii. Certified true copy of registered Sale Deeds bearing Vasika Nos. 2645 dated 13.03.2013; in favour of the said Company. (**Annexure 'C'**);
- iv. Certified true copy of NEC dated \_\_\_\_\_.2023; in favour of the said Company. (**Annexure 'D'**).

Regards,



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