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*Title Search Report of Property*  
at  
**Village Wazirpur, Tehsil Kadipur, District Gurugram, Haryana.**

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**28<sup>th</sup> 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 Microtek Urban Developers 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. 48, Killa Nos. 6/2/2(3-14), 15/1/1(0-13), 15/1/2(4-7), 16(7-11), 14/3/1(0-9), 14/3/2(0-4), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11), Total Field Nos. 10, Total measuring 32 Kanal 0 Marla i.e. 4 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.

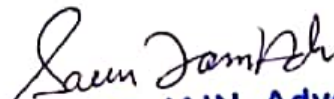
**(B) Methodology**

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**

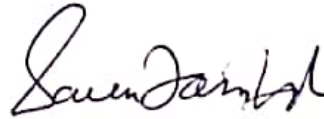
The scope of our review is limited by the following general parameters:

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 4 Acres, situated in the revenue estate of Village Wazirpur, Tehsil Kadipur, 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)
Wazirpur	Tehsil Kadipur, District Gurugram	Haryana	48	6/2/2	3-14
				15/1/1	0-13
				15/1/2	4-7
				16	7-11
				14/3/1	0-9
				14/3/2	0-4
				17/1	0-6
				25/1	4-0
			49	19/2	3-5
				20	7-11
			Total	10 fields	32K - 0M
				Say	4 Acres

*Sameer Jain Adv*

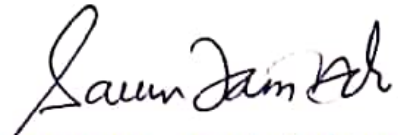
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### CHAPTER III: OBSERVATIONS AND CONCLUSION

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 on 28.02.2023, it is revealed that Jamabandi of Village Wazirpur, Tehsil Kadipur, District Gurugram, Haryana, for the year 2016-17 is available. The Jamabandi for the year 2016-17 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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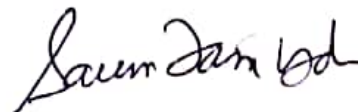
(1) **Khewat/Khata No. 442 for the year 2016-17:**

(1.1) **JAMABANDI: -**

The land details shown in Jamabandi(s) with respect to the Rectangle No. 48, Killa Nos. 6/2(4-14), 14/3(0-13), 15/1(5-0), 16(7-11), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11), Total Field Nos. 10, Total measuring 33 Kanal 0 Marla (Rectangle No. 48, Killa Nos. 6/2/2(3-14), 15/1/1(0-13), 15/1/2(4-7), 16(7-11), 14/3/1(0-9), 14/3/2(0-4), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11) said land), situated in Village Wazirpur, Tehsil Kadipur, 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)	442	490	2016-17	Rectangle No. 48, Killa Nos. 6/2/2(3-14), 15/1/1(0-13), 15/1/2(4-7), 16(7-11), 14/3/1(0-9), 14/3/2(0-4), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11), situated in Village Naharpur, Tehsil Manesar, District Gurugram, Haryana	M/s. Microtek Urban Developers Pvt. Ltd., registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi;	Self

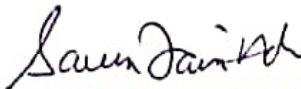


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(1.2) **MUTATIONS & RAPATS: -**

The Mutations and Rapats in respect of Rectangle No. 48, Killa Nos. 6/2(4-14), 14/3(0-13), 15/1(5-0), 16(7-11), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11), Total Field Nos. 10, Total measuring 33 Kanal 0 Marla (Rectangle No. 48, Killa Nos. 6/2/2(3-14), 15/1/1(0-13), 15/1/2(4-7), 16(7-11), 14/3/1(0-9), 14/3/2(0-4), 17/1(0-6), 25/1(4-0), Rectangle No. 49, Killa Nos. 19/2(3-5), 20(7-11) said land), situated in Village Wazirpur, Tehsil Kadipur, District Gurugram, Haryana, reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	<b>Mutation No. 2792</b>	Smt. Beena Thakran wife of Mr. Sudhir Thakran, resident of Vijay Vihar, Silokhera Road, Gurgaon, sold her 132/60 share; M/s. Flymore Constructions Private Limited, Shop No. 18, Shivmandir Market Block M, Sundar Nagari, New Delhi sold its 132/660 share; Smt. Sarita wife of Mr. Devender Kumar son of Jagmal Singh, resident of wzirpur sold her 40/660 share; Smt. Vijaya Lakshmi wife of Vinod Kumar son of Jagmal Singh, resident of Wazirpur sold her 40/660 share; Smt. Parvesh wife of Mr. Pramdo Kumar son of Jagmal Singh, resident of Wazirpur sold her 40/660 share; Smt. Renu wife of Sandeep Kumar son of Jagmal Singh, resident of Wazirpur, Tehsil and District Gurgaon, Haryana, sold her 40/660 share; and Smt. Lakshmi wife of Dharamsingh and Usha Devi wife of Ravinder Singh and Rajesh wife of Jitender Singh and Renu wife of Kalyan Singh, residents of Wazirpur, Tehsil and District Gurgaon sold their 236/660 share, in the said land to <u>M/s. Microtek Urban Developers Pvt. Ltd., having its registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi</u> , vide a Sale Deed dated 06.09.2012, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 14012 dated 06.09.2012. This mutation was sanctioned on 11.09.2012.
	<b>Status of ownership after Mutation No.</b>	<i>M/s. Microtek Urban Developers 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;</i>
(ii)	<b>Rapat No. 787 dated 05.06.2018</b>	As per the Gazette passed by the Government of India, part of the land bearing Rectangle No. 48, Killa Nos. 25/1, 16, 17/1, 14/3 is part of land use for Gas Pipe Line and the said land cannot be used for planting trees, construction of any temporary or permanent structure over the said land.
	<b>Status of ownership after Rapat No. 787</b>	<i>M/s. Microtek Urban Developers Pvt. Ltd., having its registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi, remained the sole owner in possession of the said land in question;</i>
(iii)	<b>Rapat No. 367 dated 25.01.2023</b>	The nature of the said land has been converted from Agricultural to Commercial Plotted Colony in terms of a License passed by the Director, Town and Country Planning, Haryana, vide License No. 201 dated 01.12.2022, which is valid till 30.11.2027.
	<b>Status of ownership after Rapat No. 367</b>	<i>M/s. Microtek Urban Developers Pvt. Ltd., having its registered office at D-5, Udyog Nagar, Main Rohtak Road, New Delhi, remained the sole owner in possession of the said licensed land in question;</i>

  
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**B. NATURE OF LAND**

The nature of land as it appears from the Revenue Record for the year 2016-17 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 4 Acres situated in the revenue estate of Village Wazipur, Sector 95A, Tehsil Kadipur, District Gurugram, Haryana (under migration of License No. 70 of 2013 dated 26.07.2013), was granted for Plotted Commercial Colony.

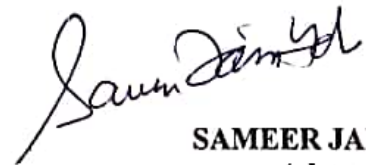
That after complying with all the mandatory requirements, a License bearing No. 201 of 2022 dated 01.12.2022, was granted vide Letter bearing Endst. No. LC-4495 dated 01.12.2022 for setting up of a Commercial Plotted Colony, which license is valid till 30.11.2027.

**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 on 28<sup>th</sup> February, 2023 and the online search being conducted, I opine that the said Company viz. **Microtek Urban Developers 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 Wazirpur, Sector 95A, Tehsil Kadipur, 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 Wazirapur, Tehsil Kadipur, District Gurugram, Haryana;  
- Jamabandi for the period 2016-17, bearing Khewat No. 442, Khata No. 490.
- ii. Certified true copy of Mutation No. 2792 recording transfer of land in favour of the said Company. (**Annexure 'B'**);
- iii. Certified true copy of registered Sale Deed bearing Vasika No. 14012 dated 06.09.2012; in favour of the said Company. (**Annexure 'C'**);
- iv. Certified true copy of NEC dated 01.02.2023; in favour of the said Company. (**Annexure 'D'**).

Regards,



SAMEER JAIN,  
Advocate.

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