

REPORT No. DDR-1122

FEBRUARY 17, 2022

EMAAR INDIA LIMITED.

Having its regd. Office at Emaar Business  
Park, Sikenderpur Chowk, Sector-28,  
Gurugram-122002, Haryana.

Kind Attention. :- Mr. Kuldeep Singh Chauhan

SUB : LEGAL OPINION-CUM TITLE SEARCH REPORT IN RESPECT OF LAND BEARING;

(1) KHEWAT NO. 387, KHATONI NO. 429, RECT NO. 58, KILLA NO.  
6/2 MIN(3-1), 7/2 MIN(0-9), 14 MIN(2-10), 15 MIN(2-16), 16 MIN(5-  
19), 17(8-0), 24(2-11), 25(5-7) ADMEASURING 30 KANAL 13  
MARLA OR 3.83125 ACRES [Property presently exclusively  
owned by M/s Snow White Buildcon Pvt. Ltd. ]

(2) KHEWAT NO. 412, KHATONI NO. 455, RECT NO. 57, KILLA NO.  
20/1/3(5-16), ADMEASURING 05 KANAL 16 MARLA [Property  
presently exclusively owned by M/s Amargyan Development Pvt.  
Ltd. ]

TOTAL LAND ADMEASURING 36 KANAL 09 MARLA OR SAY  
4.55625 ACRES ALL LAND SITUATED WITHIN THE REVENUE  
ESTATE OF VILLAGE BEGUMPUR KHATOLA, TEHSIL KADIPUR &  
DISTRICT GURUGRAM, HARYANA.

SIR,

As required and instructed by you, as per land details provided by you, I  
have inspected, examined and scrutinized various documents and records  
pertaining to the land mentioned above at the Office of Sub Registrar,  
Kadipur & Gurugram, concerned Halka Patwari of Village Begumpur Khatola,  
District Gurugram, District Revenue Record Room Gurugram for  
ascertaining the status/title of the aforesaid land under report. The details of  
the documents examined are given hereunder.

Based upon the aforesaid, search, inspection and examination of the  
documents and record, and subsequent findings, I am of the opinion that:-



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## PRESENT PROPERTY OWNERS

Property is presently owned by:

[For the land of clause no. (1)]

M/S SNOW WHITE BUILDCON PVT. LTD. - EXCLUSIVE OWNER

[For the land of clause no. (2)]

M/S AMARGYAN DEVELOPMENT PVT. LTD. - EXCLUSIVE OWNER

## PROPERTY DETAILS

(1) KHEWAT NO. 387, KHATONI NO. 429, RECT NO. 58, KILLA NO. 6/2 MIN(3-1), 7/2 MIN(0-9), 14 MIN(2-10), 15 MIN(2-16), 16 MIN(5-19), 17(8-0), 24(2-11), 25(5-7) ADMEASURING 30 KANAL 13 MARLA OR 3.83125 ACRES [Property presently exclusively owned by M/s Snow White Buildcon Pvt. Ltd. ]

(2) KHEWAT NO. 412, KHATONI NO. 455, RECT NO. 57, KILLA NO. 20/1/3(5-16), ADMEASURING 05 KANAL 16 MARLA [Property presently exclusively owned by M/s Amargyan Development Pvt. Ltd. ]

TOTAL LAND ADMEASURING 36 KANAL 09 MARLA OR SAY 4.55625 ACRES ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BEGUMPUR KHATOLA, TEHSIL KADIPUR & DISTRICT GURUGRAM, HARYANA.

## DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED

Jamabandi for the year 2018-2019, 2013-2014, 2008-2009, 2003-2004, 1998-1999, 1993-1994 and 1988-1989 and their mutations, rapats, sale deed etc.

It is pertinent to mention here that latest certified copy of Jamabandi in respect of the aforesaid land under report is available only for the year of 2003-2004. Further the computerize copy of Jamabandi for the year 2018-2019, 2013-2014, 2008-2009 have not become final and the same are only for inspection of revenue record.

I have carried out the upto date search for the period of last 30 years in the office of Sub-Registrar, Kadipur & Gurugram and also inspected, examined and scrutinized



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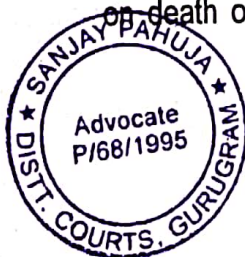
the records and documents of concerned Halqua Patwari since 1988-1989 with regard to the above said land to verify the flow of title of the said land and my findings is given as herein follows: -

**SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE**

**[For the land of clause no. (1)]**

**KHEWAT NO. 387, KHATONI NO. 429, RECT NO. 58, KILLA NO. 6/2 MIN(3-1), 7/2 MIN(0-9), 14 MIN(2-10), 15 MIN(2-16), 16 MIN(5-19), 17(8-0), 24(2-11), 25(5-7) ADMEASURING 30 KANAL 13 MARLA OR 3.83125 ACRES [Property presently exclusively owned by M/s Snow White Buildcon Pvt. Ltd. ]**

1. That the aforesaid owner under report i.e. **M/s Snow White Buildcon Pvt. Ltd.** has purchased the aforesaid land under report along with other land from **Dharampal-son, Smt. Pehladi-daughter of Roop Chand-1/4 share, Bheewa son of Man Singh-1/4 share, Shri Ram son of Bhoop Singh son of Man Singh-1/4 share, Smt. Mewa Devi-widow, Mehar Singh, Rohtash, Ranbir Singh-sons, Smt. Omwati, Smt. Rajbalal-daughters of chhota son of Man Singh-1/4 share** vide sale deed bearing vasika no. 13674 dated 10.10.2005, duly registered in the office of Sub-Registrar Gurugram and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 3130 sanctioned on 03.03.2006, read with Sehat mutation no. 4450 sanctioned on 26.07.2021 duly entered and mutated in the revenue record
2. That the aforesaid **Bheewa son of Man Singh-1/4 share, Shri Ram son of Bhoop Singh son of Man Singh-1/4 share, Smt. Mewa Devi-widow, Mehar Singh, Rohtash, Ranbir Singh-sons, Smt. Omwati, Smt. Rajbalal-daughters of chhota son of Man Singh-1/4 share and M/s Snow White Buildcon Pvt. Ltd.-1/4 share** have been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (1 ) along with other land in the revenue record as per **Jamabandi for the year 2018-2019, 2013-2014 and 2008-2009.**
3. That prior to this the aforesaid previous owner i. e **Dharampal-son, Smt. Pehladi-daughter of Roop Chand** had inherited the aforesaid land under report along with other land to the extent of 1/12 share by way of inheritance on death of **Smt. Shanti-widow of Roop Chand son of Man Singh** and



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same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 3067 sanctioned on 13.10.2005.

4. That the aforesaid previous owner i. e **Smt. Mewa Devi-widow, Mehar Singh, Rohtash, Ranbir Singh-sons, Smt. Omwati, Smt. Rajbalal-daughters of chhota son of Man Singh** had inherited the aforesaid land under report along with other land to the extent of 1/4 share by way of inheritance on death of **Choota son of Man Singh** and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 3004 sanctioned on 29.06.2005.
5. That prior to this the aforesaid previous owner i.e. **Dharampal-son, Smt. Pehladi-daughter, Smt. Shanti-widow of Roop Chand son of Man Singh-1/4 share, Bheewa, Chhota sons of Man Singh son of Beg Raj-1/2 share, Shri Ram son of Bhup Singh son of Man Singh-1/4 share** have been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (1 ) along with other land in the revenue record as per **Jamabandi for the year 2003-2004**, beside this mutation no. 3004, 3067, 3130 3808, 4450 in red ink and rapat no. 227 dt. 12.12.2008 & rapat no. 191 dt. 24.11.2009 are also reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.
6. That mutation no. 3004, 3067, 3130, 4450 have already been explained above.
7. That mutation no. 3808 and rapat no. 191/dt.24.11.2009, 227/DT. 12.12.2008 reveals that land bearing rect. no.58, Killa no. 6/1(1-9), 7/1(0-16) has been acquired in respect of the aforesaid land under report and the same has been vested in favour of Haryana Shahri Vikas Paridhikaran and same has been duly entered and mutated in the revenue record vide duly BAI HASSUL AARAZI mutation no. 3808 sanctioned on 16.02.2012. It is pertinent to mention here that area of aforesaid land under report has been reflected after deduction the area of the aforesaid acquisition.
8. That prior to this the aforesaid previous owner i.e. **Dharampal-son, Smt. Pehladi-daughter, Smt. Shanti-widow of Roop Chand son of Man Singh-1/4 share, Bheewa, Chhota sons of Man Singh son of Beg Raj-1/2 share, Shri Ram son of Bhup Singh son of Man Singh-1/4 share** have been shown to be co- owner in possession of the aforesaid land mentioned above



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in clause no. (1 ) along with other land in the revenue record as per **Jamabandi for the year 1998-1999.**

9. That prior to this the aforesaid previous owner i.e. **Dharampal-son, Smt. Pehladi-daughter, Smt. Shanti-widow of Roop Chand son of Man Singh-1/4 share, Bheewa, Chhota sons of Man Singh son of Beg Raj-1/2 share, Shri Ram son of Bhup Singh son of Man Singh-1/4 share** have been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (1 ) along with other land in the revenue record as per **Jamabandi for the year 1993-1994 and 1988-1989, read with badar no.-10.**
10. That badar no. 10 reveals that name of the aforesaid previous owner i.e. **Bheewa son of Man Singh** is wrongly reflected in the revenue record as **Meera son of Man Singh** and the same has been corrected in the revenue record vide badar no.-10, duly entered and sanctioned in the revenue record vide badar no. 10 .

Hence, the chain of the title is completed since the year of 1988-1989 to till date in all respects and no defect in title of the land at clause no. 1 above has been observed.

**[For the land of clause no. (2)]**

**KHEWAT NO. 412, KHATONI NO. 455, RECT NO. 57, KILLA NO. 20/1/3(5-16), ADMEASURING 05 KANAL 16 MARLA [Property presently exclusively owned by M/s Amargyan Development Pvt. Ltd. ]**

1. That the aforesaid owner under report i.e. **M/s Amargyan Development Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (2 ) in the revenue record as per **Jamabandi for the year 2018-2019.**
2. That the aforesaid owner under report i.e. **M/s Amargyan Development Pvt. Ltd.** has got the aforesaid land under report of clause no.-2 exclusively out of its unpartitioned land in lieu of its  $\frac{1}{4}$  share by way of mutual partition between the co-owners duly entered in the revenue record vide rapat no. 794 dt. 18.04.2019 and the same has been duly entered and mutated in the



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revenue record vide duly sanctioned Partition mutation no. 4307 sanctioned on 24.04.2019.

3. That prior to this the aforesaid owner under report i.e. **M/s Amargyan Development Pvt. Ltd.-1/4 share** has been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (2 ) along with other land i.e. unpartitioned land in the revenue record as per **Jamabandi for the year 2013-2014 and 2008-2009.**
4. That prior to this the aforesaid owner under report i.e. **M/s Amargyan Development Pvt. Ltd.** has purchased the aforesaid unpartitioned land measuring 55 Kanal 10 marla to the extent of  $\frac{1}{4}$  share from **Hukum singh son of Hardhan son of Budh Ram** vide sale deed bearing vasika no. 8284 dated 19.07.2005, duly registered in the office of Sub-Registrar Gurugram and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 3083 sanctioned on 30.11.2005.
5. That prior to this the aforesaid previous owner i.e. **Hukum singh son of Hardhan son of Budh Ram 1/4 share, along with other co-owners** have been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (2 ) along with other land measuring 55 Kanal 10 marla in the revenue record as per **Jamabandi for the year 2003-2004**, beside this mutation no. 3083, 3689, 3099, 3100, 4256, 4306, 4307, 4341, in red ink and rapat no. 758 dt. 29.07.2016 are also reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.
6. That mutation no. 3083 & 4307 have already been explained above.
7. That mutation no. 3689, 3099, 3100, 4256, 4306, and 4341 are not related with the aforesaid owner under report.
8. That rapat no. 758 dt. 29.07.2016 reveals that land bearing rect. no. 20 min (0-17) has been acquired and award of the same has been passed. **It is pertinent to mention here that area of aforesaid land under report has been reflected after deduction the area of the aforesaid acquisition.**
9. That prior to this the aforesaid previous owner i.e. **Hukum singh son of Hardhan son of Budh Ram 1/4 share, along with other co-owners** have been shown to be co- owner in possession of the aforesaid land mentioned



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above in clause no. (2 ) along with other land measuring 55 Kanal 10 marla in the revenue record as per Jamabandi for the year 1998-1999.

10. That prior to this the aforesaid previous owner i.e. **Hukum singh son of Hardhan son of Budh Ram 1/4 share, along with other co-owners** have been shown to be co- owner in possession of the aforesaid land mentioned above in clause no. (2 ) along with other land measuring 55 Kanal 10 marla in the revenue record as per **Jamabandi for the year 1993-1994 and 1988-1989.**

Hence, the chain of the title is completed since the year of 1988-1989 to till date in all respects and no defect in title of the land at clause no. 2 above has been observed.

#### **STATUS REGARDING NATURE OF LAND**

That the status of nature of land under report has been shown as agriculture i.e. Khudkashat as per revenue record.

#### **STATUS TITLE**

Thus, I have critically and minutely read, examined and analysed all the documents/ revenue records pertaining to the aforesaid properties detailed in this search report. No circumstances whatsoever have been observed by me so as to give rise to any suspicious regarding the ownership, right, title and possession of the present property owners of the land mentioned in clause no. 1 & 2.

#### **STATUS ENCUMBRANCES**

- (I) That I have thoroughly searched, inspected, examined and scrutinized the registration records in respect of the aforesaid land under search for the period of last 30 years, in the office of concerned Registrar and Sub-Registrar appointed under the Indian Registration Act. The voucher of the said search and examination fee paid by me in that behalf is attached hereto. ( **copy of aforesaid voucher is attached hereto** ).
- (II) That I have also thoroughly searched inspected, examined and scrutinized the revenue records regarding the aforesaid land under report in the office



Halqa Patwari/ Revenue Record Room Gurugram from the year of 1988-1989 to up to date.

- (III) That the search, inspection and examination conducted by me, have not disclosed any registered alienation, transfer, encumbrance, lien, mortgage or charge in respect of the aforesaid land as stated in Clause (1) & (2) above, which may affect or cast any sort of cloud on the right, title, ownership and possession of the aforesaid owners under report.
- (IV) That the registration records searched and examined by me show the present owner i.e aforesaid owners under report of the aforesaid land mentioned above in clause no. 1 & 2 to have a good and clear title and without any alienation, arrangement, lease, encumbrances, lien, mortgage or charges thereon by a registered deed.
- (V) That I have no interest, direct or indirect, in respect of the aforesaid land under report which I have made the search in the Registration and Revenue Records, nor have I any relationship, association or connection with the aforesaid owners under report, which may detect from the value of my report, as that an independent Legal Advisor in the present case.

#### OPINION

In my opinion, as per the revenue and registration record in the respect of the aforesaid land under report.

**M/S SNOW WHITE BUILDCON PVT. LTD.** is the exclusive owner in possession of the land stated in Clause no. (1) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 387, KHATONI NO. 429, RECT NO. 58, KILLA NO. 6/2 MIN(3-1), 7/2 MIN(0-9), 14 MIN(2-10), 15 MIN(2-16), 16 MIN(5-19), 17(8-0), 24(2-11), 25(5-7) ADMEASURING 30 KANAL 13 MARLA OR 3.83125 ACRES .

**M/S AMARGYAN DEVELOPMENT PVT. LTD.** is the exclusive Owner in possession of the land stated in Clause no. (2) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 412, KHATONI NO. 455, RECT NO. 57, KILLA NO. 20/1/3(5-16), ADMEASURING 05 KANAL 16 MARLA



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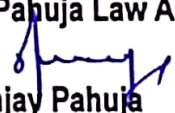


TOTAL LAND ADMEASURING 36 KANAL 09 MARLA OR SAY 4.55625 ACRES  
ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE  
BEGUMPUR KHATOLA, TEHSIL KADIPUR & DISTRICT GURUGRAM,  
HARYANA.



Yours sincerely

for Pahuja Law Associates

  
Sanjay Pahuja  
Advocate, Gurugram

Enroll. No. P/68/1995

**SANJAY PAHUJA**  
Advocate  
Chamber No. 23-24, Block-C  
Distt. Courts Complex, Gurugram  
Enroll. No. P/68/1995

Enclosures

1. Copy of inspection record receipts.
2. Copy of Revenue Records