

TO WHOME SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCE CERTIFICATE-CUM-SEARCH REPORT**

In respect of land /property situated in Village Dhaliawas, Tehsil & District Rewari of:-

Sh. Rakesh Yadav S/o Ramkumar S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala)

AND

Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala)

AND

M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 193 i.e. 20 Kanal 16 Marla & 1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marla.

*Total Land in above owners are 38 Kanal 10 Marla.*

Sir,

I have personally examined the documents records of the above referred property and after due consideration, I have to certify as under: -

1. That I have perused the Registrar & Sub Registrar's record from Rewari up to date i.e. from period of last 30 Years (w.e.f. 1988 to 2020) and I have found that **the property is free from all kinds of encumbrances till date** and receipt of inspection is attached hereto.
2. That the property situated in Village Dhaliawas, Tehsil & District Rewari presently stand in the name(s): -

Sh. Sh. Rakesh Yadav S/o Ramkumar S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala).

AND

Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala)

**Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com**

*R. K. JAIN*

AND

M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 193 i.e. 20 Kanal 16 Marla & 1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marla .

**Total land of above owners are 38 Kanal 10 Marla.**

3. There are no claims of minor(s) in the property.
4. I have checked the records of Local Authority / Revenue Authority and below-mentioned said property stands in the name (s) of aforesaid  
Sh. Sh. Rakesh Yadav S/o Ramkumar S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala).

AND

Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401(1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marala)

AND

M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 193 i.e. 20 Kanal 16 Marla & 1/3<sup>rd</sup> share in Khewat Nos. 108 & 194 i.e. 8 Kanal 11.33 Marla

**Total land of above owners are 38 Kanal 10 Marla.**





Details of land is as under :


-----  
Khewat No. 108, Khatoni No. 127, Rect. 36// Kila No. 4(8-0), 5(3-14) & 6(6-13),  
Khewat No. 193 Khatoni No. 219, Rect. No. 36// Kila No. 2/1(2-19), 9/5(7-6) & 12(2-11),  
Khewat No. 194 Khatoni 220, Rect. No. 36// Kila No. 7(7-7) Kitta 7 total measuring 38 Kanal  
10 Marla situated in revenue estate of Village Dhaliawas , Tehsil & District Rewari vide fard  
jamabandi for the year 2018-2019.  
-----

5. That earlier i.e. 1/2 One-half share i.e. 8 Kanal 19 Marla in whole Old Khewat No. 235/New Khewat No. 193, Old Khatoni No. 256/New Khatoni No. 219 was owner in possession of Smt. Ramrati W/o Sh. Ramswaroop S/o Sh. Chiranji Lal R/o Village Dawana, Tehsil & District- Rewari through vide sale deed no.254 dated 17.04.2006 & vide its mutation no. 2389 dated 07.12.2006 vide fard jamabandi for the year 2013-2014 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Smt. Ramrati had sold this land to **M/s B. M. Gupta Developers Pvt. Ltd.** Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 vide Regd. Sale Deed No. **5246 dated 07.11.2013 & vide its mutation No. 3081 dated 10.01.2014.** Now this company is owner in possession of 8 Kanal 19 Marla vide fard jamabandi for the year 2018-2019.

**AND**

6. That earlier i.e. 1/14<sup>th</sup> share i.e. 1 Kanal 5.5 Marla in Old Khewat No. 187, Khatoni No. 213 was owner in possession of Sh. Ramniwash S/o Late Sh. Tarachand (adopted Son) S/o Gisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 through Virasat Intkal no. 3200 dated 26.05.2015/20.05.2015 vide fard jamabandi for the year 2013-2014 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Sh. Ramniwash had sold this land to **M/s B. M. Gupta Developers Pvt. Ltd.** Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 vide Regd. Sale Deed No. **2543 dated 05.09.2017 & vide its mutation No. 3649 dated 15.06.2022.** Now this company is owner in possession of 1 Kanal 5.5 Marla vide fard jamabandi for the year 2018-2019.

**AND**

  
Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com



7. That earlier i.e. 1/14<sup>th</sup> share i.e. 1 Kanal 5.5 Marla in Old Khewat No. 187, Khatoni No. 213 was owner in possession of Sh. Ratan Lal S/o Late Sh. Tarachand (adopted Son) S/o Gisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 through Virasat Intkal no. 3200 dated 26.05.2015 vide fard jamabandi for the year 2013-2014 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Sh. Ratan Lal had sold this land to **M/s B. M. Gupta Developers Pvt. Ltd.** Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District- Rewari, Haryana- 123401 vide Regd. Sale Deed No. 5461 dated 23.02.2018 & vide it Mutation No. 3331 dated 12.06.2018 . Now this company is owner in possession of 1 Kanal 5.5 Marla vide fard jamabandi for the year 2018-2019.

**AND**

8. That earlier i.e. 1/14<sup>th</sup> share i.e. 1 Kanal 5.57 Marla in Khewat No. 193, Khatoni No. 219 was owner in possession of Sh. Ranga Rao S/o Late Sh. Tarachand (adopted Son) S/o Gisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 through fard jamabandi for the year 2018-2019 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Sh. Ranga Rao had sold this land to **M/s B. M. Gupta Developers Pvt. Ltd.** Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 vide Regd. Sale Deed No. 4282 dated 29.10.2020 & vide it Mutation No. 3570 dated 03.03.2021 . Now this company is owner in possession of 1 Kanal 5.5 Marla vide fard jamabandi for the year 2018-2019.

**AND**

9. That earlier 1/3<sup>rd</sup> share i.e 8 Kanal 11.33 Marla land in Whole Khetwat Nos. 108 & 194 was owner in possession of Sh. Khota Singh S/o Sh. Sohan Lal @ Dhighram S/o Sh. Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 vide fard Jamabandi for the year 2018-2019 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Sh. Khota Singh had sold this land to M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 vide Regd. Sale Deed No. 7443 dated 05.01.2022 & vide mutation No. 3619 dated 31.01.2022. Now this company is owner in possession of 8 Kanal 11.33 Marla vide fard jamabandi for the year 2018-2019.

**AND**

**Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com**

*Sangeeta Jain*



Earlier 1/3<sup>rd</sup> share i.e. 8 Kanal 11.33 Marla land in Whole Khetwat Nos. 108 & 194 was owner in possession of Sh. Ramkumar S/o Sh. Sohan Lal S/o Sh. Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 vide fard Jamabandi for the year 2018-2019 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari and he had executed Transferred Deed No. 8405/1 dated 06.02.2020 & vide its mutation no. 3581 dated 27.03.2021 in favour of his son i.e. Sh. Rakesh Yadav.

After the execution of Transferred Deed of above said land, Sh. Rakesh Kumar Yadav S/o Sh. Ramkumar S/o Sh. Sohan Lal S/o Sh. Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401, Sh. Rakesh Kumar Yadav had entered in to collaboration agreement with M/s M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 vide regd. **Collaboration Deed No. 7726 dated 17.01.2022**, through its authorized Signatory Mr. Ravi Shankar Gupta to develop the above said land by developing Residential Plotted Colony.

**AND**

Earlier 1/3<sup>rd</sup> share i.e. 8 Kanal 11.33 Marla land in Whole Khetwat Nos. 108 & 194 was owner in possession of Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 vide fard Jamabandi for the year 2018-2019 situated in the revenue estate of Village Dhaliawas , Tehsil & District- Rewari, Sh. Rameshwar Dayal had entered in to collaboration agreement with M/s M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana-123401 vide regd. **Collaboration Deed No. 9156 dated 06.03.2022**, through its authorized Signatory Mr. Ravi Shankar Gupta to develop the above said land by developing Residential Plotted Colony.

I have gone through the above Revenue/Registration/HUDA records pertaining to the above property (i.e. 5 to 9) from 1988 onwards i.e. till date. Thus the chain of title for the last 30 years is complete in all respect and **this property is free from all encumbrance.**



---

**Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com**



10. The owner(s) has/have clear legal and marketable title to the said immovable property.
11. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.
12. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that Sh. Rakesh Yadav S/o Ramkumar S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401, Sh. Rameshwar Dayal S/o Sh. Sohan Lal S/o Ghisa Ram R/o Village Padniawas, P.O. Majra Gurdas, Tehsil & District Rewari Haryana-123401 & M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 is /are absolutely the owner(s) of property mentioned above and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.

  
(RAJANISH MISHRA) 24/07/2023

Advocate, Delhi  
Enrollment No. D/528/2008

Document Enclosed:

1. Certified copy of fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2018-19.
2. Certified copy of Sale Deed Nos. 5246 dt. 07.11.2013, 2543 dt. 05.09.2017, 5461 dt. 23.02.2018, 4282 dt. 29.10.2020 & 7443 dt. 05.01.2022.
3. Certified copy of mutation Nos. 3081 dt. 10.01.2014, 3331 dt. 12.06.2018, 3570 dt. 03.03.2021, 3619 dt. 31.01.2022 & 3649 dt. 15.06.2022.
4. Certified copy of Collaboration Agreement Nos. 7726 dt. 17.01.2022 & 9156 dt. 16.03.2022.
5. Site plan of land (Sajra Akas).
6. Original Search Receipt No. 1402 & dated 24.07.2023.



---

Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com

(Office copy)

B Book Receipt for Non Registration Purpose

24-07-2023

No:1402

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of Rs thirteen on account of Inspection charges.

Rs.13

( Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

24-07-2023

No:1402

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of rs thirteen on account of Inspection charges.

Rs.13

( Incharge)

(Second party copy )

B Book Receipt for Non Registration Purpose

24-07-2023

No:1402

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of rs thirteen on account of Inspection charges.

Rs.13

( Incharge)



TO WHOME SOEVER IT MAY CONCERN

Reg: **NON ENCUMBRANCE CERTIFICATE-CUM-SEARCH REPORT**

In respect of land /property situated in Village Dhamlaka, Tehsil & District Rewari of M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 55 i.e. 9 Kanal 4 Marala)

AND

In respect of land /property situated in Village Dhaliawas, Tehsil & District Rewari of Sh. Kailash Kumar S/o Sh. Thawar Singh S/o Sh. Kishori Lal R/o Village Devlawas, near Amar Javan Joti, Tehsil & District Rewari Haryana-123401(having Plot No. C-79 total area 419.35 Sq.Yds & C-80 total area 419.35 Sq. Yds. of License No. 35 of 2009 dated 11.07.2009 in BMG Eligant City, Sector-26, Rewari)

*Total Land in above owners are 9 Kanal 4 Marla in respect to village- Dhamlaka, Tehsil & District Rewari & Plot Nos. C-79 area 419.35 & C-80 each having area of 419.35 sq. yard situated in Village Dhaliawas, Tehsil & District Rewari.*

Sir,

I have personally examined the documents records of the above referred property and after due consideration, I have to certify as under: -

1. That I have perused the Registrar & Sub Registrar's record from Rewari up to date i.e. from period of last 30 Years (w.e.f. 1988 to 2020) and I have found that the **property is free from all kinds of encumbrances till date** and receipt of inspection is attached hereto.
2. That the both property situated in Village Dhaliawas & Dhamlaka, Tehsil & District Rewari presently stand in the name(s): -

M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 55 i.e. 9 Kanal 4 Marala in revenue village –Dhamlaka, Tehsil & District Rewari)

**Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com**

*Ranjana*



AND

Sh. Kailash Kumar S/o Sh. Thawar Singh S/o Sh. Kishori Lal R/o Village Devlawas, near Amar Javan Joti, Tehsil & District Rewari Haryana-123401 (having Plot No. C-79 total area 419.35 Sq.Yds & C-80 total area 419.35 Sq. Yds. i.e. part of Lcience No. 35 of 2009 dated 11.07.2009 in BMG Eligant City, Sector-26, Rewari)

**Total Land in above owners are 9 Kanal 4 Marla in respect to village- Dhamlaka, Tehsil & District Rewari & Plot Nos. C-79 area 419.35 & C-80 area 419.35 in respect to village- Dhaliawas, Tehsil & District Rewari.**

3. There are no claims of minor(s) in the property.
4. I have checked the records of Local Authority / Revenue Authority and below-mentioned said property stands in the name (s) of aforesaid

M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401. (having Whole Khewat No. 55 i.e. 9 Kanal 4 Marala in revenue village –Dhamlaka, Tehsil & District Rewari).

AND

Sh. Kailash Kumar S/o Sh. Thawar Singh S/o Sh. Kishori Lal R/o Village Devlawas, near Amar Javan Joti, Tehsil & District Rewari Haryana-123401(having Plot No. C-79 total area 419.35 Sq.Yds & C-80 total area 419.35 Sq. Yds. i.e. part of Lcience No. 35 of 2009 dated 11.07.2009 in BMG Eligant City, Sector-26, Rewari)

**Total Land in above owners are 9 Kanal 4 Marla in respect to village- Dhamlaka, Tehsil & District Rewari & Plot Nos. C-79 area 419.35 & C-80 area 419.35 in respect to village- Dhaliawas, Tehsil & District Rewari.**



---

Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com



Details of land is as under:

Plot Nos. C-79 & C-80 both having are 419.35 Sq.Yds. of each plot part of Licence 35 of 2009 dated 11.07.2009 situated in revenue estate of Village Dhaliawas, Sec-26 Tehsil & District Rewari vide fard jamabandi for the year 2018-2019.

AND

Khewat No. 55, Khatoni No. 62, Rect. 3// Kila No. 23/2(6-0), 24/1(1-12) & Rect. 6// Kila No. 4/1 (1-12) Kitta 3 total measuring 9 Kanal 04 Marla situated in revenue estate of Village Dhamlaka, Tehsil & District Rewari vide fard jamabandi for the year 201-2018.

5. That earlier i.e. 9 Kanal 04 Marla in whole Khewat No. 55, Khatoni No. 62 was owner in possession of Sh. Kailash Kumar S/o Sh. Thawar Singh S/o Sh. Kishori Lal R/o Village Devlawas, near Amar Javan Joti, Tehsil & District Rewari Haryana-123401 vide fard jamabandi for the year 2017-2018 situated in the revenue estate of Village Dhamlaka, Tehsil & District- Rewari, Sh. Kailash Kumar **had exchange with this land from Plot Nos. C-79 & C-80** and each plot having measuring area 419.35 Sq.Yds situated in revenue estate of Village Dhaliawas, Sec-26, Tehsil & District-Rewari, Haryana- 123401 part of License No. 35 of 2009 dated 11.07.2009, Which was earlier in possession **M/s B. M. Gupta Developers Pvt. Ltd.** Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401, vide Regd. Exchange Deed No. **1945 dated 07.07.2021 & vide its mutation No. 507 dated 04.05.2022 & vide Regd. Exchange Deed No. 1946 dated 07.07.2021 & vide its mutation No. 509 dated 19.05.2022.**

Now after execution of above referred both Regd. exchanged deed, this company is owner in possession of 9 Kanal 4 Marla vide fard jamabandi for the year 2017-2018 of revenue estate of village Dhamlaka, Tehsil & District Rewari, Haryana and Sh. Kailash Kumar are owner in possession of Plot Nos. C-79 & C-80 each having area 419.35 Sq. Yds. vide fard jamabandi for the year 2017-2018 of License No. 35 of 2009 situated in revenue estate of Sec-26, village –Dhaliawas, Tehsil & District Rewari, Haryana.



**Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com**



I have gone through the above Revenue/Registration/HUDA records pertaining to the above property from 1988 onwards i.e. till date. Thus the chain of title for the last 30 years is complete in all respect and **this property is free from all encumbrance.**

6. The owner(s) has/have clear legal and marketable title to the said immovable property.
7. I confirm that there are no impediments for develop the above land and this property in question is clear, marketable and undisputed title.
8. The property does not come within the purview of the Urban Land (Ceiling & Regulation) Act, 1976 or any other Land Ceiling Law.

In view of the above, I hereby certify that **M/s B. M. Gupta Developers Pvt. Ltd. Office at Room No. 2, 1<sup>st</sup> Floor 5948 & 5949, Basti Herphool Singh, Sadar Thana Road, Delhi and also at 5<sup>th</sup> Floor, BMG City Centre, Elegant City, Sector-26, Garhi Bolani Road, Tehsil & District-Rewari, Haryana- 123401 & Sh. Kailash Kumar S/o Sh. Thawar Singh S/o Sh. Kishori Lal R/o Village Devlawas, near Amar Javan Joti, Tehsil & District Rewari Haryana-123401** is /are absolutely the owner(s) of property mentioned above and he/she/they has/have clear, legal, marketable title and free from all encumbrances the said immovable property.

  
(RAJANISH MISHRA)

Advocate, Delhi  
Enrollment No. D/528/2008

Document Enclosed:

1. Certified copy of fard jamabandi for the year 1987-88, 1992-93, 1997-98, 2002-03, 2007-08, 2012-13, 2017-18.
2. Certified copy of Exchange Deed Nos. 1945 dt. 07.07.2021 & 1946 dt. 07.07.2021
3. Certified copy of mutation Nos. 507 dt 04.05.2022 & 509 dt. 19.05.2022.
4. Site plan of land (Sajra Akas).
5. Original Search Receipt No. 1403 & dated 24.07.2023.



---

Plot No. 34, First Floor, Starwood Floors, Malibu Towne,  
Sector-50, Gurugram-122018, Haryana, India  
Mob.: +91-9910691761 email: sangeeta.jain@remkonsultantz.com



(Office copy)

B Book Receipt for Non Registration Purpose

24-07-2023

No:1403

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of Rs thirteen on account of Inspection charges.

Rs.13

( Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

24-07-2023

No:1403

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of rs thirteen on account of Inspection charges.

Rs.13

( Incharge)

(Second party copy )

B Book Receipt for Non Registration Purpose

24-07-2023

No:1403

Sub Register Office :रिवाडी

Date :24-07-2023

Received with Thanks from RAJNISH MISHRA ADV resident of GURUGRAM sum of rs thirteen on account of Inspection charges.

Rs.13

( Incharge)