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Due Diligence Report of the Property

of

Village Dhorka Tehsil Harsaru District Gurugram

State of Haryana

Dated: 18-08-2023

Submitted by:

TARA CHAND YADAV, ADVOCATE

(Reg. No. P/272/1991)

**Chamber No. 3 & 4, Shree Shyam Block,
District Courts, Gurugram**

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INTRODUCTION

(A) General Scope of Work

Due Diligence cum search report has been prepared for our client M/s GLS Infraprojects Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s GLS Infraprojects Pvt. Ltd..

(B) Methodology

Based upon the aforementioned scope of work, we have perused the documents of title i.e. registered sale deed and the revenue records maintained under the provisions of Land Revenue Act and our searches and conclusions have been made from various offices as stated in this Report.

(C) Scope Limitation

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

1. We have assumed that the documents perused by us are certified copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. I, have taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information.
6. The Report is solely for the benefit of M/s GLS Infraprojects Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except without my consent shall reply/rely on the Report or any part thereof.

(D) Structure of the Report

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from undersigned Advocate or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

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GLOSSARY

Term	Meaning
M/s GLS Infraprojects Pvt. Ltd.	M/s GLS Infraprojects Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. yards.
Mustil	Means rectangle.
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/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

2.0 REFERENCE

2.1

Re:	<p>Investigation of Title – Land admeasuring 23 Kanal 13 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru and District Gurugram in the state of Haryana, (collectively “The Said Land”) was owned and possessed by M/s India Nippon Electricals Ltd.</p> <p>Land admeasuring 3 Kanal 5 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru and District Gurugram in the state of Haryana, (collectively “The Said Land”) was owned and possessed by Maya Devi W/o Subhash Chand.</p> <p>Land admeasuring 3 Kanal 16 Marla situated within the revenue estate of Village Dhorka, Tehsil Harsaru and District Gurugram in the state of Haryana, (collectively “The Said Land”) was owned and possessed by Sh. Rajender S/o Raghbir Singh.</p>
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- 2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

Sr. No.	Khewat/Jamabandi No.	Khata No.	Area
1.	113//104 min (2018-19)	108	21 Kanal 1 Marla
	142 (2013-2014)	149	2 kanal 12 marla
2.	117//106	122	3 Kanal 5 Marla
3.	38//36	38	3 Kanal 16 Marla
<p>1. Total kitta 8, Land admeasuring 23 Kanal 13 situated within the revenue estate of Village Dhorka, Tehsil Harsaru and District Gurugram, Haryana, the said land was transfered through sale Deed bearing Vasika No. 7111 Dated 18-02-2020 and vide sale deed bearing Vasika No.1670 dated 24.06.2019 and vide Mutation No. 1485 and 1455 (there are two mutations entered and sanctioned on the basis of two sale deeds in the revenue record by the revenue officials in favour of M/s GLS Infraprojects Pvt. Ltd.).</p> <p>2. Land measuring 3 kanal 5 marla and 3 kanal 16 total 7 kanal 1 marla is in the name of Maya Devi W/o Subhash Chand and Rajender S/o Raghbir Singh situated within the revenue estate of Village Dhorka, Tehsil Harsaru and District Gurugram, Haryana.</p>			

3.0 DOCUMENTS PERUSED/INSPECTED:

We had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village Dhorka for last 30 years, Jamabandi for the year 1993-94 to 2018-19.
2. Mutations related to above noted land.
3. Registration record, Index register& Foot – note register.

4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES

- 4.1 On the basis of the documents perused by us and searches made , the observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village Dhorka, Tehsil Harsaru and District Gurugram, Haryana and is recorded under the revenue estate of Village Dhorka.
- 4.3 It is also stated that the devolution of the land mentioned in clause 2.2 is as under:

Jamabandi for the year	Khewat/ Khatoni No.	Persons recorded as owner(s)	Mutation if any
1988-1989		Land bearing Rect. No.14, Killa No.11/2(7-12), 19/1(5-7) and 20/1/1(5-3) are recorded in Khewat No.35 Khata no.50 is in the name of Tekchand S/o Tirkha, Land bearing Rect. No.14	o As per mutation No.357 the land between Randhir Singh and Murari Sons of Mangat was partitioned and land bearing 15 Killa No.16/2 (7-0) fell in the share of Murari S/o mangat S/o Tejram

		<p>Killa No.19/2(2-13), 20/1/2(2-9), 21/2(7-12), 22(8-0), are recorded in Khewat No.34, Khata No.49 in the name of Jhutar Singh S/o Thirka S/o Jeeta</p> <p>Land bearing Rect No.15 Killa No.16/2(7-0) was recorded in Khewat No.49 Khata No.71 in the name of Randhir Singh, Murari Singh both sons of Mangat S/o Tejram equally.</p>	
1993-1994		<p>Land bearing Rect. No.15, Killa No.16/2 (7-0) is recorded in Khewat No.61, Khata No.80, in the name of Murari S/o Mangat S/o Tejram.</p> <p>Land Bearing Rect. No.14, Killa No.11/2(7-12), 19/1(5-7) and 20/1/1(5-3), are recorded in Khewat No.43 Khata No.55 in the name of Tekchand S/o Tirkha</p> <p>Land bearing Rect No.14, Killa No.19/2(2-13), 20/1/2(2-9), 21/2(7-12), 22(8-0), are recorded in Khewat No.42, Khata No.54</p>	<p>o As per mutation No.466 land bearing Rect. No.14 Killa No.20/1/2(2-9), 22(8-0) admeasuring 10K 9M was sold by Jhuttar Singh to M/s India Nippon Electricals Ltd. vide sale deed bearing Vasika No.16384 dated 23.03.1995.</p> <p>o As per Mutation No.467 land bearing Rect. No.14 Killa No.19/2(2-13), 21/2(7-12) admeasuring 10K 5M was sold by Jhuttar Singh to M/s India Nippon Electricals Ltd.</p>

		<p>in the name of Jhuttar Singh S/o Tirkha S/o Jeeta.</p>	<p>vide sale deed bearing Vasika No.774 dated 18.04.1995.</p> <p>○ As per Mutation No.468 land bearing Rect. No.14 Killa No.11/2(7-12) to the extent of 88/152 share, 20/1/1(5-3) admeasuring 9K 11M was sold by Tekchand S/o Tirkha to M/s India Nippon Electricals Ltd. vide sale deed Bearing Vasika No. 16388 dated 23.03.1995.</p> <p>○ As per mutation no.469 land bearing Rect. No.14 Killa No.19/1(5-7), admeasuring 5K 7M was sold by Tekchand S/o Tirkhato M/s India Nippon Electricals Ltd. vide sale deed Vasika No.773 dated 18.04.1994</p> <p>○ As per mutation no.487, land bearing Rect. No.14 Killa No.11/2 was partitioned between Gordhan S/o Hiralal and M/s India Nippon Electricals Ltd. and land</p>
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1993-1994		Chandrawati W/o Matadin	<p>bearing Rect no.14 Killa No.11/2/2(4-7) fell to the share of M/s India Nippon Electricals Ltd.</p> <p>○ As per mutation no.558, land bearing Rect. No.15 Killa No.16/2/2(2-12) was sold by Smt. Chandrawati W/o Matadin to R.K. Sharma and Saroj Sharma R/o Vikas Puri, Delhi vide sale deed No.974 dated 04.04.1997. Smt. Chandrawati is recorded owner vide mutation No.553</p>
2003-2004	73/80	M/s India Nippon Electricals Pvt. Ltd. Rect. No.14, Killa No.11/2/2(4-7), 19/1(5-7), 19/2(2-13), 20/1/1(5-3), 20/1/2(2-9), 21/2(7-12) and 22(8-0) Kita 7 measuring 35 Kanal 11 Marla	
2003-2004	75/82	Gordhan S/o Hiralal S/o Bhoj Ram Rect. No.14, Killa No.11/2/1(3-5)	

2003-2004	21/21	Rajender S/o Raghbir Singh Rect. No.14, Killa No.12/1(3-16)	
2003-2004	104/116	R.K. Sharma S/o Sadhu Ram Sharma and Smt. Saroj Sharma W/o R.K. Sharma R/o Vikas Puri, Delhi Rect. No.15 Killa no.16/2/2(2-12)	vide Mutation no.762 R.K Sharma and Saroj Sharma sold their property to Mira Taneja W/o Rajesh Taneja Vide Vasika No.791 dated 12.04.2004
2008-09	109/114	M/s India Nippon Electricals Pvt. Ltd. Rect. No.14, Killa No.11/2/2(4-7), 19/1(5-7), 19/2(2-13), 20/1/1(5-3), 20/1/2(2-9), 21/2(7-12) and 22(8-0) Kita 7 measuring 35 Kanal 11 Marla	<ul style="list-style-type: none"> o Vide Rapat Nos.349 and 376 dated 16.02.2010 and 25.02.2016 Rect. No.14, Killa no.19/1, 19/2, 21/2, 22 notice under Section 4 & 6 of Land Acquisition Act has been issued o Vide Rapat No.636 dated 14.08.2010 the above number kills were acquired and award has been given vide rapat No.308 dated 12.12.2011.
2008-2009	111/116	Gordhan S/o Heera Lal S/o Bhoj Ram Rect. No.14, Killa No.11/2/1(3-5)	

2008-2009	39/39	Rajender S/o Raghbir Singh Rect. No.14, Killa No.12/1(3-16)	<ul style="list-style-type: none"> o Vide Rapat Nos.349 and 376 dated 16.02.2010 and 25.02.2016 Rect. No.3, Killa no.20, Rect. No.14 Killa No.6, 15 and 17/1 notice under Section 4 & 6 of Land Acquisition Act has been issued o Vide Rapat No.636 dated 14.08.2010 the above number kills were acquired
2008-2009	143/152	Mira Taneja W/o Rajesh Taneja R/o 223, Gali No.4, Madanpuri, Gurugram	
2013-2014	109/114	M/s India Nippon Electricals Pvt. Ltd. Rect. No.14, Killa No.11/2/2(4-7), 19/1(5-7), 19/2(2-13), 20/1/1(5-3), 20/1/2(2-9), 21/2(7-12) and 22(8-0) Kita 7 measuring 35 Kanal 11 Marla	Vide Rapat no. 308 12.12.2011 Rect. No.14 Killa Nos.19/1 min, 19/2 min, 21/2 min and 22 the above number killas were acquired and award has been given vide rapat No.308 dated 12.12.2011

2013-2014	106//110	Gordhan S/o Heera Lal S/o Bhoj Ram Rect. No.14, Killa No.11/2/1(3-5)	○ Mutation No.1370 Pattanama Mutation No.1442 redemption of Mortgage dated 11.03.2019 ○
2013-2014	36/36	Rajender S/o Raghbir Singh Rect. No.14, Killa No.12/1(3-16)	
2013-2014	142/149	Mira Taneja W/o Rajesh Taneja R/o 223, Gali No.4, Madanpuri, Gurugram	
2018-2019	113//104	M/s India Nippon Electricals Pvt. Ltd. Rect. No.14, Killa No.11/2/2(4-7), 19/1/1(5-4), 19/2/2(1-6), 20/1/1(5-3), 20/1/2(2-9), 21/2/1(2-10) and 22/1(0-2) Kita 7 measuring 21 Kanal 1 Marla	○ Mutation No. 1455 sanctioned in favour of M/s GLS Infraprojects Pvt. Ltd. M/s India Nippon Electricals Pvt. Ltd has sold their land to M/s GLS Infraprojects Pvt. Ltd. vide sale deed no.1670 dated 24.06.2019
2018-2019	117//106	Shalu D/o Gordhan Dass S/o Heera Ram Rect. No.14, Killa No.11/2/1(3-5)	○ Mutation No.1513 Shalu D/o Gordhan Dass S/o Heera Ram sold her land to Smt. Maya Devi W/o Subhash Chand

2018-2019	38//36	Rajender S/o Raghbir Singh Rect. No.14, Killa No.12/1(3-16)	○
2018-2019	157//163	Mira Taneja W/o Rajesh Taneja R/o 223, Gali No.4, Madanpuri, Gurugram Rect. No.15, Killa No.16/2/2(2-12)	○ Mutation No. 1485 duly sanctioned in favour of M/s GLS Infraprojects Pvt. Ltd. sold to GLS by Mira Taneja W/o Rajesh Taneja vide sale deed no.7111 dated 18.02.2020

Collaboration agreement dated 01/12/2021

As per collaboration agreement dated 01/12/2021 provided by M/s GLS Infraprojects Pvt. Ltd, Maya Devi W/o Subhash Chand and Rajender S/o Raghbir Singh have entered into collaboration for total land ad-measuring 7 kanal 1 marla.

Comments:

On the basis of the Search and examination of registration record, including Index register, revenue records from Halqua Patwari, we are of the firm opinion that the title of the above stated land ad measuring 23 kanal 13 Marla is clear and marketable in favour of M/s GLS Infraprojects Pvt. Ltd and Maya Devi W/o Subhash Chand and Rajender S/o Raghbir Singh have entered into collaboration for total land ad-measuring 7 kanal 1 marla as mentioned above.

5.0 No list of documents is required to submit further.

Inspection in the Civil Court at Gurugram:

- 5.1 We have inspected about the cases on the available online portal of e-courts Gurugram and on the inspection it has come into the notice of us that there is no litigation is reflected in the name of last title owner of the property in the Civil Court at Gurugram and also on the basis of the documents from the register of suits and appeal made available to us in the Civil Court and verbal information made available to us by the concerned official it appears that no litigation is pending against the said Land. **It is submitted from the bare perusal office of Sub-Registrar, Harsuru, Gurugram shows that no sale about the said property is reflected by the last title holder.**

Nature of Land

- 5.2 As per the revenue records made available for inspection, it is stated that the said land is 'Agriculture Land' as on date.

Inspection in the Office of District Record Centre situated at Gurugram:

- 5.3 We have visited the District Record Centre i.e. Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained. We also inspected the revenue records in the office of Sub-Registrar, office Harsuru, Gurugram vide receipt no. 535 dated 11.08.2023

Inspection in the Land Acquisition Office situated at Gurugram

- 5.4 We visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

6.0 CONCLUSION

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, we are of the firm opinion that the title of the above said land is clear and marketable in favour of M/s GLS Infraprojects Pvt. Ltd and Maya Devi W/o Subhash Chand and Rajender S/o Raghbir Singh as mentioned above. The above named company and persons are sole and absolute owner having exclusive possession. Also Maya Devi w/o Subhash Chand and Rajender S/o Raghbir Singh have entered into collaboration for their land with M/s GLS Infraprojects Pvt. Ltd vide collaboration agreement dated 01/12/2021. That as per the documents there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected and information given to us by the concerned officers and the representatives of the Government are correct and authentic.

This is subject to our other observations made hereinabove in the Report.

Tyada Seh
18/8/23

**TARA CHAND YADAV,
ADVOCATE, GURUGRAM**


NON-ENCUMBRANCE CERTIFICATE

I, Tara Chand Yadav, Advocate, have inspected the Regn. Record in the office of Registrar, Sub-Registrar Harsaru, District Gurugram and perused the documents supplied to me and found :-

1. That M/s GLS infraproject Pvt. Ltd. having its office at 707, 7th Floor, JMD, Pacific Square, Gurugram is owner in possession of the land admeasuring 23 Kanal 13 Marla situated within revenue estate of Village Dhorka, Tehsil and District Gurugram vide Sale deed Vasika No. 71111 dated 18-02-2020 and vide sale deed bearing Vasika no. 1670 dated 28-05-2019 as per sanctioned mutation no. 1455 and 1485.
2. That Smt. Maya Devi w/o Subhash Chand Village Dhorka is owner in possession of land ad measuring 3 Kanal 5 Marla and Rajender s/o Raghbir Singh is owner in possession of land ad-measuring 3 kanal 16 marla situated within revenue estate of village Dhorka, tehsil and District Gurugram as per mutation and and Smt. Maya Devi and Sh. Rajender have entered in collaboration for this land with M/s GLS Infraproject Pvt. Ltd. having its office at 707, 7th floor, JMD, Pacific square, Gurugram.
3. That the above said property is not mortgaged to any bank or any financial institution and is free from all encumbrances.

PLACE: GURUGRAM

Dated:18-08-2023


(TARA CHAND YADAV) 18/8/23
ADVOCATE, GURUGRAM