

REPORT No. TSR-08

OCTOBER 23, 2023

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. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 MIN(3-9), 21/1(3-16), 22/2 MIN(2-1), RECT. NO. 40, KILLA NO. 2/1/2/2 MIN(0-5) ADMEASURING 13 KANAL 11 MARLA OR 1.69375 ACRES. [Property owned by M/s Sewak Developers Pvt. Ltd.]
- (2) KHEWAT NO. 760, KHATONI NO. 803, RECT NO. 40, KILLA NO. 1/1 MIN(3-8), 2/2/1/1 MIN(2-5) ADMEASURING 05 KANAL 13 MARLA OR 0.70625 ACRES. [Property co-owned by M/s Gamete Propbuild Pvt. Ltd.-1337/1352 share, M/s Hope Promoters Pvt. Ltd.-15/1352 share]
- (3) KHEWAT NO. 786, KHATONI NO. 835, RECT NO. 20, KILLA NO. 21/1MIN(0-9), RECT. NO. 35, KILLA NO. 1 MIN(6-14), 9/2(2-0) , 10(8-0), 11(8-0), RECT. NO. 36, KILLA NO 14 MIN(2-12) ADMEASURING 27 KANAL 15 MARLA OR 3.46875 ACRES. [Property co-owned by M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share.]
- (4) KHEWAT NO. 788, KHATONI NO. 837, RECT NO. 36, KILLA NO. 5 MIN(0-6), 6 MIN(4-4), 7 MIN(0-1) , 15(8-0) , 16/1/1(4-14), 27 MIN(0-13), ADMEASURING 17 KANAL 18 MARLA OR 2.2375 ACRES. [Property co-owned by M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share.]
- (5) KHEWAT NO. 787, KHATONI NO. 836, RECT NO. 35, KILLA NO. 20 (8-0) ADMEASURING 08 KANAL 00 MARLA OR 1.00 ACRE. [Property co-owned by M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-33/100 share, M/s Janitor Propbuild Pvt. Ltd.-33/50 share]

TOTAL LAND ADMEASURING 72 KANAL 17 MARLA OR 9.10625 ACRES ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA READ WITH THE JAMABANDI FOR YEAR 2019-2020

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, Manesar & Gurugram, concerned Halka Patwari of Village Kherki Daula, Tehsil-Manesar, 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:

PRESENT PROPERTY OWNER

Property is presently owned by as per record.

Property is presently owned by:

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

M/s Sewak Developers Pvt. Ltd.-Exclusive Owner

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

M/s Gamete Propbuild Pvt. Ltd.-1337/1352 share, M/s Hope Promoters Pvt. Ltd.-15/1352 share

[For the land of clause no. (3)]

M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share

[For the land of clause no. (4)]

M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share.

[For the land of clause no. (5)]

M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-33/100 share, M/s Janitor Propbuild Pvt. Ltd.-33/50 share

PROPERTY DETAILS

As Already Mentioned above.

DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED



Jamabandi for the year 2019-2020, 2014-2015, 2009-2010, 2004-2005, 1999-2000, 1994-1995 and 1989-1990 and their mutations, rapats, sale deed etc.

I have carried out the upto date search for the period of last 30 years in the office of Sub-Registrar, Manesar & Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since 1989-1990 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. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 MIN(3-9), 21/1(3-16), 22/2 MIN(2-1), RECT. NO. 40, KILLA NO. 2/1/2/2 MIN(0-5) ADMEASURING 13 KANAL 11 MARLA OR 1.69375 ACRES. [Property owned by M/s Sewak Developers Pvt. Ltd.]

1. That the aforesaid owner under report i.e. **M/s Sewak Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land as such **KHEWAT NO. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 (4-0), 21/1(3-16), 22/2 (3-16), RECT. NO. 40, KILLA NO. 2/1/2/2 (0-8) ADMEASURING 16 KANAL 00 MARLA** in the revenue record as per **Jamabandi for the year 2019-2020**, beside this mutation no. 3848 in black ink has also been reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.
2. That prior to this the aforesaid owner under report i.e. **M/s Sewak Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land as such **KHEWAT NO. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 (4-0), 21/2(3-16), 22/2 (3-16), RECT. NO. 40, KILLA NO. 2/1/2/2 (0-8) ADMEASURING 16 KANAL 00 MARLA** in the revenue record as per **Jamabandi for the year 2014-2015**, beside this mutation no. 3848 in black ink has also been reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.
3. That prior to this the aforesaid owner under report i.e. **M/s Sewak Developers Pvt. Ltd.** has been shown to be exclusive owner in



possession of the aforesaid land under report along with other land as such **KHEWAT NO. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 (4-0), 21/2(3-16), 22/2 (3-16), RECT. NO. 40, KILLA NO. 2/1/2/2 (0-8) ADMEASURING 16 KANAL 00 MARLA** in the revenue record as per **Jamabandi for the year 2009-2010**, beside this mutation no. 3314 & 3156 in black ink has also been reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.

4. That prior to this the aforesaid owner under report i.e. **M/s Sewak Developers Pvt. Ltd.** has got the aforesaid land under report as mentioned above admeasuring 16 Kanal 0 marla by way of partition bearing case no. 283 decided on 16.08.2018 from the court of ACIG Manesar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3848 sanctioned on 24.12.2018** and also read with partition case no. 14/Tehsil, decided on 14.03.2008 from the court of ACIG Sohna and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3214 sanctioned on 09.04.2008**.
5. That prior to this the aforesaid owner under report i.e. **M/s Sewak Developers Pvt. Ltd.** has purchased the aforesaid land bearing **RECT NO. 35, KILLA NO. 12(8-0), 19 (8-0), 21(7-11), 22 (7-11), RECT. NO. 40, KILLA NO. 2/1/2 (0-17) ADMEASURING 31 KANAL 19 MARLA TO THE EXTENT OF ½ SHARE EQUAL TO 15 KANAL 19 MARLA 04 SRASAI** from **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha-1/3 share** vide sale deed bearing **vasika no. 3010 dated 22.08.2006**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3156 sanctioned on 27.09.2007**.
6. That prior to this the aforesaid sellers/previous owners i.e. **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha-1/3 share and One Mr. Ganeshi -1/2 share** have been shown to be co-owner in possession of the aforesaid land under report along with other land as such **RECT NO. 35, KILLA NO. 12(8-0), 19 (8-0), 21(7-11), 22 (7-11), RECT. NO. 40, KILLA NO. 2/1 (1-1) ADMEASURING 32 KANAL 03 MARLA** in the revenue record as per **Jamabandi for the year 2004-2005**.



7. That prior to this the aforesaid sellers/previous owners i.e. **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha-1/3 share and One Mr. Ganeshi -1/2 share** have been shown to be co-owner in possession of the aforesaid land under report along with other land as such **RECT NO. 35, KILLA NO. 12(8-0), 19 (8-0), 21(7-11), 22 (7-11), RECT. NO. 40, KILLA NO. 2/1 (1-1) ADMEASURING 32 KANAL 03 MARLA** in the revenue record as per **Jamabandi for the year 1999-2000**.
8. That prior to this the aforesaid sellers/previous owners i.e. **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha-1/3 share and One Mr. Ganeshi -1/2 share** have been shown to be co-owner in possession of the aforesaid land under report along with other land as such **RECT NO. 35, KILLA NO. 12(8-0), 19 (8-0), 21(7-11), 22 (7-11), RECT. NO. 40, KILLA NO. 1(8-0) , 2 (9-4) ADMEASURING 48 KANAL 06 MARLA** in the revenue record as per **Jamabandi for the year 1994-1995**
9. That prior to this the aforesaid sellers/previous owners i.e. **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha-1/3 share and One Mr. Ganeshi etc. -1/2 share** have been shown to be co-owner in possession of the aforesaid land under report along with other land as such **RECT NO. 35, KILLA NO. 12(8-0), 19 (8-0), 21(7-11), 22 (7-11), RECT. NO. 40, KILLA NO. 1(8-0) , 2 (9-4) ADMEASURING 48 KANAL 06 MARLA** in the revenue record as per **Jamabandi for the year 1989-1990**

Hence, the chain of the title is completed since the year of 1989-1990 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. 760, KHATONI NO. 803, RECT NO. 40, KILLA NO. 1/1 MIN(3-8), 2/2/1/1 MIN(2-5) ADMEASURING 05 KANAL 13 MARLA OR 0.70625 ACRES. [Property co-owned by M/s Gamete Propbuild Pvt. Ltd.-1337/1352 share, M/s Hope Promoters Pvt. Ltd.-15/1352 share.

1. That the aforesaid owner under report i.e. **M/s Gamete Propbuild Pvt. Ltd.-1337/1352 share, M/s Hope Promoters Pvt. Ltd.-15/1352 share** had got



the aforesaid land under report bearing **RECT NO. 40, KILLA NO. 1/1(4-0), 2/2/1/1 (4-8) ADMEASURING 08 KANAL 8 MARLA** from **M/s Cranes Developers Pvt. Ltd.** by way of exchange of its another land vide exchange deed bearing vasika no. 8535/1 dt. 16.12.2021 duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 4088 sanctioned on 20.12.2021.**

2. That prior to this the aforesaid previous owner i.e. **M/s Cranes Developers Pvt. Ltd.** had got the aforesaid land under report bearing **RECT NO. 40, KILLA NO. 1/1(4-0), 2/2/1/1 (4-8) ADMEASURING 08 KANAL 8 MARLA** from **M/s Seriatim Land & Housing Pvt. Ltd.** by way of exchange of its another land vide exchange deed bearing vasika no. 8226/1 dt. 10.12.2021 duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 4087 sanctioned on 14.12.2021.**
3. That prior to this the aforesaid previous owner i.e. **M/s Seriatim Land & Housing Pvt. Ltd.** had got the Lessee right/TARAK PATTA of aforesaid land under report bearing **RECT NO. 40, KILLA NO. 1(8-0), 2/2/1 (6-14) ADMEASURING 14 KANAL 14 MARLA** from **M/s Surya India Limited** vide deed of Tarak Patta bearing vasika no. 6124/1 dt. 25.10.2021 duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 4079 sanctioned on 28.10.2021.**
4. That prior to this the aforesaid previous owner i.e. **M/s Seriatim Land & Housing Pvt. Ltd.** has been shown to be exclusive owner and **M/s Surya India Limited** has been shown to be possession as Lessee regarding the aforesaid land under report along with other land as such **KHEWAT NO. 760, KHATONI NO. 803, RECT NO. 40, KILLA NO. 1(8-0), 2/2/1 (6-14) ADMEASURING 14 KANAL 14 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** in the revenue record as per **Jamabandi for the year 2019-2020**, beside this rapat no. 535/dt. 01.06.2021, 118 dt. 21.10.2021 in red ink is also reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi.

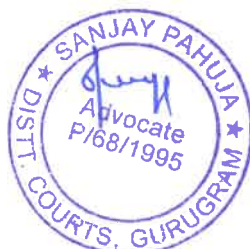


5. That rapat no. 535 dt. 01.06.2021 reveals that aforesaid land under report along with other land has been attached in favour of Prevention of Money Laundering Department vide order no. 3 of 2021 dated 17.02.2021 under the prevention of money laundering act.
6. That the aforesaid attachment has been recorded in the revenue record vide rapat no. 118 dt. 21.10.2021 which reveals that aforesaid land under report bearing Rect. no. 40, Killa no. 1 and 2/2 total area 0.787 acres are only attached, out of the land area bearing Rect. no. 40, Killa no. 1(8-0) and 2/2/1(6-14) total area 1.8375 acres vide aforesaid order no. 3 of 2021 dated 17.02.2021 under the prevention of money laundering act, hence the area of the aforesaid land under report of clause no.-2 is reflected after the deduction of the attachment area.
7. That prior to this the aforesaid previous owner i.e. **M/s Seriatim Land & Housing Pvt. Ltd.** has been shown to be exclusive owner and **M/s Surya India Limited** has been shown to be possession as Lessee regarding the aforesaid land under report along with other land as such RECT NO. 40, KILLA NO. 1(8-0), 2/2/1 (6-14) ADMEASURING 14 KANAL 14 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA in the revenue record as per Jamabandi for the year 2014-2015.
8. That prior to this the aforesaid previous owner i.e. **M/s Seriatim Land & Housing Pvt. Ltd.** has purchased the aforesaid land along with other land from **M/s Oswal Greentech Limited** vide sale deed bearing vasika no. 67 dated 06.04.2012, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 3489 sanctioned on 01.05.2012.
9. That prior to this the aforesaid seller i.e. **M/s Oswal Greentech Limited** was earlier known to as **M/s Oswal Chemicals & Fertilizers Ltd.**
10. That the name & land of company i.e **M/s Oswal Chemicals & Fertilizers Ltd.** has been converted/changed into **M/s Oswal Chemicals & Fertilizers Ltd.** vide order dt. 21.10.201 passed by the Registrar of Companies Chandigarh and the same has been duly entered and mutated in the revenue record regarding the aforesaid land under report along with other



land vide duly sanctioned mutation no. 3488 sanctioned on 01.05.2012.

11. That prior to this the aforesaid seller/previous owner i.e. **M/s Oswal Chemicals & Fertilizers Ltd.** has been shown to be exclusive owner and **M/s Surya India Limited** has been shown to be possession as Lessee regarding the aforesaid land under report along with other land as such **RECT NO. 40, KILLA NO. 1(8-0), 2/2/1 (6-14) ADMEASURING 14 KANAL 14 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** in the revenue record as per **Jamabandi for the year 2009-2010.**
12. That prior to this the aforesaid seller i.e. **M/s Oswal Chemicals & Fertilizers Ltd.** has purchased the aforesaid land under report along with other land from **M/s Seriatim Land & Housing Pvt. Ltd.** vide sale deed bearing **vasika no. 104 dated 04.05.2009**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3327 sanctioned on 19.05.2009.**
13. That prior to this the aforesaid seller i.e. **M/s Seriatim Land & Housing Pvt. Ltd.** has purchased the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **M/S SURYA INDIA LTD.** vide sale deed bearing **vasika no. 3103 dated 21.01.2007**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3103 sanctioned on 21.01.2007.**
14. That it is pertinent to mention here that as per mutation no. 3118 land bearing rect. no 40 , Killa no. 2/2/2(1-9) has been acquired out of the land bearing rect. no.40, Killa no. 2/2(8-3), and the same has been vested in favour of HSIDC and same has been duly entered and mutated in the revenue record vide duly BAI HASSUL AARAZI mutation no. 3118 sanctioned on 22.08.2007. **It is pertinent to mention here that area of aforesaid land under report has been reflected after deduction the area of the aforesaid acquisition.**



15. That prior to this the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has been shown to be exclusive owner and **M/s Surya India Limited** has also been shown to be possession as Lessee regarding the aforesaid land under report along with other land as such **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** in the revenue record as per **Jamabandi for the year 2004-2005.**
16. That prior to this the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has been shown to be exclusive owner and **M/s Surya India Limited** has also been shown to be possession as Lessee regarding the aforesaid land under report along with other land as such **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** in the revenue record as per **Jamabandi for the year 1999-2000.**
17. That prior to this the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has got the Lessee right w.e.f 10.04.1996 to 10.04.2086 (for the period of 90 Years) of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Shri Chand son of Kanha son of Lal Ji to the extent of 1/6 share** vide lease deed bearing **vasika no. 93 dated 10.04.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1860 sanctioned on 08.04.1997.**
18. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also got the Lessee right w.e.f 10.04.1996 to 10.04.2086 (for the period of 90 Years) of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ram Mehar son of Kanha son of Lal Ji to the extent of 1/6 share** vide lease deed bearing **vasika no. 350 dated 10.05.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the



revenue record vide **duly sanctioned mutation no. 1861 sanctioned on 08.04.1997.**

19. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also got the Lessee right w.e.f 10.04.1996 to 10.04.2086 (for the period of 90 Years) of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ganeshi son of Maadu son of Lal Ji to the extent of 1/4 share** vide lease deed bearing **vasika no. 400 dated 14.05.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1862 sanctioned on 08.04.1997.**
20. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also got the Lessee right w.e.f 10.04.1996 to 10.04.2086 (for the period of 90 Years) of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ganeshi son of Maadu son of Lal Ji to the extent of 1/4 share** vide lease deed bearing **vasika no. 681 dated 05.06.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1863 sanctioned on 08.04.1997.**
21. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also got the Lessee right w.e.f 10.04.1996 to 10.04.2086 (for the period of 90 Years) of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ishwar son of Pehlad son of Kanha to the extent of 1/6 share** vide lease deed bearing **vasika no. 96 dated 10.04.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1864 sanctioned on 08.04.1997.**



22. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also purchased of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Shri chand son of Kahna** to the extent of **1/6 share** vide sale deed bearing **vasika no. 97** dated **10.04.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1866 sanctioned on 08.04.1997.**
23. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also purchased of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ishwar son of Pehlad son of Kahna** to the extent of **1/6 share** vide sale deed bearing **vasika no. 99** dated **10.04.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 18667 sanctioned on 08.04.1997.**
24. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also purchased of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ganeshi son of Maddu Ram son of Lal Ji** to the extent of **1/4 share** vide sale deed bearing **vasika no. 682** dated **05.06.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1868 sanctioned on 08.04.1997.**
25. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also purchased of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ganeshi son of Maddu Ram son of Lal Ji** to the extent of **1/4 share** vide sale deed bearing **vasika no. 401** dated **14.05.1996**, duly registered in the office of concerned



Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1869 sanctioned on 08.04.1997.**

26. That the aforesaid seller/previous owner i.e. **M/s Surya India Limited** has also purchased of the aforesaid land under report along with other land i.e. **RECT NO. 40, KILLA NO. 1(8-0), 2/2 (8-3) ADMEASURING 16 KANAL 03 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA** from **Ram Mehar son of Kanha son of Lal Ji to the extent of 1/6 share** vide sale deed bearing **vasika no. 355 dated 10.05.1996**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 1870 sanctioned on 08.04.1997.**

27. That prior to this the aforesaid seller/previous owner i.e. **Ishwar son of Pehlad son of Kanha-1/6 share, Shri Chand, Ram Mehar sons of Kanha son of Lal ji-1/3 share, Ganeshi son of Maddu son of Lal ji-1/2 share** have been shown to be co- owners in possession of the aforesaid land under report along with other land in the revenue record as per **Jamabandi for the year 1994-1995** and ownership of the aforesaid previous owners i.e. **Ishwar etc.** has been fully corroborated with the previous **Jamabandi for the year 1990-1991.**

Hence, the chain of the title is completed since the year of 1989-1990 to till date in all respects and no defect in title of the land at clause no. 2 above has been observed.

[For the land of clause no. (3-4-5)]

KHEWAT NO. 786, KHATONI NO. 835, RECT NO. 20, KILLA NO. 21/1MIN(0-9), RECT. NO. 35, KILLA NO. 1 MIN(6-14), 9/2(2-0) , 10(8-0), 11(8-0), RECT. NO. 36, KILLA NO 14 MIN(2-12) ADMEASURING 27 KANAL 15 MARLA OR 3.46875 ACRES. [Property co-owned by M/s Sidhivinayak Buildcon Pvt. Ltd.- 1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share.]

KHEWAT NO. 788, KHATONI NO. 837, RECT NO. 36, KILLA NO. 5 MIN(0-6), 6 MIN(4-4), 7 MIN(0-1) , 15(8-0) , 16/1/1(4-14), 27 MIN(0-13), ADMEASURING 17 KANAL 18 MARLA OR 2.2375 ACRES. [Property co-owned by M/s



Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share.]

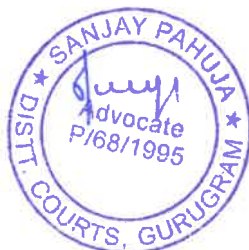
KHEWAT NO. 787, KHATONI NO. 836, RECT NO. 35, KILLA NO. 20 (8-0) ADMEASURING 08 KANAL 00 MARLA OR 1.00 ACRE. [Property co-owned by M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-33/100 share, M/s Janitor Propbuild Pvt. Ltd.-33/50 share]

1. That the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 along with other land in the revenue record as per **Jamabandi for the year 2019-2020.**
2. That the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-4 along with other land in the revenue record as per **Jamabandi for the year 2019-2020.**
3. That the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-33/100 share, M/s Janitor Propbuild Pvt. Ltd.-33/50 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-5 along with other land in the revenue record as per **Jamabandi for the year 2019-2020.**
4. That prior to this the aforesaid owner under report i.e. **M/s Janitor Propbuild Pvt. Ltd.-33/50 share** has purchased the aforesaid land under report of clause no.-5 & clause no. 4, along with other land to the extent of 33/50 share from **M/s Maestro Estate Pvt. Ltd** vide sale deed bearing **vasika no. 107/1 dated 09.04.2007**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3951 sanctioned on 06.01.2020.**
5. Thereafter the aforesaid owner i.e. **M/s Maestro Estate Pvt. Ltd** has also got the aforesaid land of clause no.-4 along with other land from **M/s Janitor Propbuild Pvt. Ltd.-33/50 share** vide civil court decree bearing **Case no. 431, decided on 24.12.2010, from the Hon'ble Court of Sh. Rajesh**



Gupta Civil Judge Gurugram and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 3957 sanctioned on 06.01.2020.**

6. That prior to this the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 to 5 along with other land in the revenue record as per **Jamabandi for the year 2014-2015.**
7. That prior to this the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 to 5 along with other land total measuring 105 Kanal 12 Marla in the revenue record as per **Jamabandi for the year 2009-2010**
8. That prior to this the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share (DAR-1/3)** had purchased the aforesaid land under report of clause no.-3 to 5, along with other land total measuring 105 Kanal 12 Marla to the extent of 1/3 share from **Shiv Lal son of Jagdev son of Jot Ram** vide sale deed bearing **vasika no. 406 dated 25.04.2006**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 2995 sanctioned on 31.07.2006.**
9. That the aforesaid owner under report i.e. **M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share (DAR-2/3)** had also purchased the aforesaid land under report of clause no.-3 to 5, along with other land total measuring 105 Kanal 12 Marla to the extent of 2/3 share from **chandgi son of Jagdev son of Jot Ram-1/3 share, Mohan Lal, Mahender-sons of Ghamandi Ram-1/6 share, Ishwar Singh, Jhanda Singh, Than Singh, Manohar Lal sons of Shri chand son of Mamchand-1/6 share-TOTAL 2/3 SHARE** vide sale deed bearing **vasika no. 400 dated 25.04.2006**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 2995 sanctioned on 31.07.2006.**



10. That prior to this the aforesaid sellers/previous owners i.e. **Chandgi, Shiv Lal son of Jagdev son of Jeet ram-2/3 share, Mohan Lal, Mahender-sons of Ghamandi Ram son of Mam chand-1/6 share, Ishwar Singh, Jhanda Singh, Than Singh, Manohar Lal sons of Shri chand son of Mamchand-1/6 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 to 5 along with other land total measuring 133 Kanal 04 Marla in the revenue record as per **Jamabandi for the year 2004-2005.**
11. That prior to this the aforesaid sellers/previous owners i.e. **Chandgi, Shiv Lal son of Jagdev son of Jeet ram-2/3 share, Mohan Lal, Mahender-sons of Ghamandi Ram son of Mam chand-1/6 share, Ishwar Singh, Jhanda Singh, Than Singh, Manohar Lal sons of Shri chand son of Mamchand-1/6 share** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 to 5 along with other land total measuring 133 Kanal 04 Marla in the revenue record as per **Jamabandi for the year 1999-2000.**
12. That prior to this the aforesaid previous owner i.e. **Mohan Lal, Mahender-sons of Ghamandi Ram son of Mam chand-1/6 share, Ishwar Singh, Jhanda Singh, Than Singh, Manohar Lal sons of Shri chand son of Mamchand-1/6 share (DAR-1/3)** had got the aforesaid land measuring 133 Kanal 04 Marla to the extent of 1/3 share from **Mamchand son of Jagdev son of Jeet Ram** vide release deed bearing **vasika no. 517 dated 23.05.2000**, duly registered in the office of concerned Sub-Registrar and the same has been duly entered and mutated in the revenue record vide **duly sanctioned mutation no. 2220 sanctioned on 07.06.2000.**
13. That prior to this the aforesaid sellers/previous owners i.e. **Mam chand Chandgi, Shiv Lal son of Jagdev son of Jeet Ram-** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-3 to 5 along with other land total measuring 183 Kanal 04 Marla in the revenue record as per **Jamabandi for the year 1994-1995.**
14. That prior to this the aforesaid sellers/previous owners i.e. **Mam chand Chandgi, Shiv Lal son of Jagdev son of Jeet Ram-** have been shown to be co-owner in possession of the aforesaid land under report of clause no.-



3 to 5 along with other land total measuring 183 Kanal 04 Marla in the revenue record as per **Jamabandi for the year 1989-1990**.

Hence, the chain of the title is completed since the year of 1989-1990 to till date in all respects and no defect in title of the land at clause no. 3 to 5 above has been observed.

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 owner of the land mentioned above.

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 1989-1990 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 above, which may affect or cast any sort of cloud on the right, title, ownership of the aforesaid owner 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 have a good title.



- (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 revenue and registration record;

- (1) **M/S Sewak Developers 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. 758, KHATONI NO. 801, RECT NO. 35, KILLA NO. 12/2(4-0), 19/1 MIN(3-9), 21/1(3-16), 22/2 MIN(2-1), RECT. NO. 40, KILLA NO. 2/1/2/2 MIN(0-5) ADMEASURING 13 KANAL 11 MARLA OR 1.69375 ACRES.**
- (2) **M/s Gamete Propbuild Pvt. Ltd.-1337/1352 share, M/s Hope Promoters Pvt. Ltd.-15/1352 share are the co- owner of the land bearing; KHEWAT NO. 760, KHATONI NO. 803, RECT NO. 40, KILLA NO. 1/1 MIN(3-8), 2/2/1/1 MIN(2-5) ADMEASURING 05 KANAL 13 MARLA OR 0.70625 ACRES.**
- (3) **M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share are the co- owner in possession of the land stated in Clause no. (3) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 786, KHATONI NO. 835, RECT NO. 20, KILLA NO. 21/1MIN(0-9), RECT. NO. 35, KILLA NO. 1 MIN(6-14), 9/2(2-0) , 10(8-0), 11(8-0), RECT. NO. 36, KILLA NO 14 MIN(2-12) ADMEASURING 27 KANAL 15 MARLA OR 3.46875 ACRES.**
- (4) **M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share are the co- owner in possession of the land stated in Clause no. (4) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 788, KHATONI NO. 837, RECT NO. 36, KILLA NO. 5 MIN(0-6), 6 MIN(4-4), 7 MIN(0-1) , 15(8-0) , 16/1/1(4-14), 27 MIN(0-13), ADMEASURING 17 KANAL 18 MARLA OR 2.2375 ACRES.**
- (5) **M/s Sidhivinayak Buildcon Pvt. Ltd.-1/100 share, M/s Maestro Estate Pvt. Ltd.-99/100 share, M/s Janitor Propbuild Pvt. Ltd.-33/50 share are**




the co- owner in possession of the land stated in Clause no. (5) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 787, KHATONI NO. 836, RECT NO. 35, KILLA NO. 20 (8-0) ADMEASURING 08 KANAL 00 MARLA OR 1.00 ACRE.

TOTAL LAND ADMEASURING 72 KANAL 17 MARLA OR 9.10625 ACRES ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE KHERKI DAULA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA READ WITH THE JAMABANDI FOR YEAR 2019-2020

Yours sincerely

for Pahuja Law Associates

Sanjay Pahuja
Advocate, Gurugram


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

(Office copy)

B Book Receipt for Non Registration Purpose

19-10-2023

No:3401

Sub Register Office :Manesar

Date :19-10-2023

Received with Thanks from **SANJAY PAHUJA ADV 2009 TO TILL DATE** resident of **GURUGRAM**
sum of Rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

19-10-2023

No:3401

Sub Register Office :Manesar

Date :19-10-2023

Received with Thanks from **SANJAY PAHUJA ADV 2009 TO TILL DATE** resident of **GURUGRAM**
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(Second party copy)

B Book Receipt for Non Registration Purpose

19-10-2023

No:3401

Sub Register Office :Manesar

Date :19-10-2023

Received with Thanks from **SANJAY PAHUJA ADV 2009 TO TILL DATE** resident of **GURUGRAM**
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)


Sub Registrar
Manesar (Gurgaon)

No:10671

Sub Register Office :गुरुग्राम

Date :20-10-2023

Received with Thanks from **Sanjay Pahuja Adv Gurugram Year 1997-2008** resident of Ggm sum of
rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)
रजिस्ट्रार
गुरुग्राम

फार्म संख्या 3 रजिस्ट्री

No.

6738

सब रजिस्ट्रार विभाग

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

20/10/23

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

Sanjay Pahuja Adv

प्राप्त हुई रकम का जोड़ और विवरण

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं

1991 to 1997

For Registrar, Gurugram

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

फीस

फीस

फीस

नकल

हिफाजत

तलाश

अनुवाद

कमीशन