

SUMAN KHATANA,
ADVOCATE

Seat No.1, Hall No.5
District Courts, Gurgaon.
Mobile No. 9212026097

Ref. No.

Dated:-22.08.2023

To,


Divya Buildcon Pvt. Ltd.
Village-Badshahpur, Distt. Gurugram
Haryana.

SUB- Legal Search Report in respect of property comprising in Khewat/Khata No. 16/33, Khatoni No. 55, Recr. No. 1, Killa No. 7/2(1-0), 7/3(5-7), 13(5-12), 14/1(6-0), 18/2(5-9), 22/2(0-8), Rect. No. 15, killa no. 24/3/2 (1-1), Khewat/Khata No.32, Rect. No.1, Killa No.22/1(5-16), Rect. No.6, Killa No. 1(2-11), 2(8-0), 9/1(0-9), 10/1(0-3), total measuring 41 kanal 16 Marla licence taken on 16 Kanal 17 Marla (2.10625 acres) situated in the revenue estate of Village-Nurpur Jharsa, Tehsil and Distt. Gurugram owned by M/s. Divya Buildcon Pvt. Ltd., Village Nurpur Jharsa, Gurugram.

Sir,

I, Suman Khatana, Advocate, District Courts gurugram, do hereby certify to you that the title of the property of Divya Buildcon Pvt.Ltd, Village Nurpur Jharsa, Distt. Gurugram to the immovable property brief particulars whereof are given in the schedule hereto is clear, marketable, and undisputed. I further certify that I have searched all the relevant original/revenue documents etc. for ascertaining the originality and investigating the applicant's title to the property detailed in schedule II.

1. That as per Jamabandi Year 1996-97 the property comprising in Khewat/Khata No. 14/13 Khatoni No. 17, Rect. No. 6, Killa No,4/3(1-5),13/14(0-2) Rect. No. 1, killa No. 7/2(1-0), Rect, No.15, Killa No. 24/3/2(1-1), Khewat/Khata No. 29/27 Khatoni No.33, Rect No. 1, Killa No. 7/3(5-7), 13(5-12), 14/1(6-0), 18/2(5-9), 19(0-19) 26(0-18), Rect No. 50, Killa No. 2(1-3),3(0-2), Rect No. 1, Killa No. 22(6-4), Rect No. 6, Killa No.1/2(2-11),2(8-


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0), 8/2(0-15), 9/1(0-9) 10/1(0-3), 13/7(0-2), 13/5(0-2) Rect. No. 112, Killa No. 2(0-12), Rect. No. 120, Killa No. 1(0-19), total field measuring 44 kanal 17 Marla situated in the revenue estate of Village- Nurpur Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Hira Lal S/o Shri Kirpa S/o Shri Ridh Pal R/o Village- Nurpur Jharsa, Distt. Gurugram.

2. That, as per Jamabandi year 2001-02, the property comprising in Khewat/Khata No.32/29 Khatoni No. 36, Rect No. 1, Killa No. 19 (0-19), 22/1(5-16), 26(0-18) Rect No. 6, killa No. 1(2-11), 2(8-0), 8/2(0-15), 9/1(0-9), 10/1(0-3) Rect, No.120, Killa No. 1(0-19), total field measuring 20 kanal 10 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Krishan Kumar S/o Shri Hira Lal S/o Shir Kirpa, R/o Village- Nurpur Jharsa, Distt. Gurugram and Khewat/khata No. 33/29 Khatoni 37 Rect No. 1, Killa No. 7/3(5-7), 13(5-12), 14/1(6-0), 18/2(5-9), 22/2(0-8) total field measuring 22 kanal 16 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Chader Bhan S/o. Shri Hira Lal S/o. Shri Krishna, R/o Village- Nurpur Jharsa, Distt. Gurugram Khewat/Khata No. 16/14 Khatoni No.19 Rect No. 6, Killa No. 4/3(1-5), 13/14(0-2), Rect No. 1, Killa No. 7/2(0-1), Rect No. 15, Killa No.24/3/2(1-1), total field measuring 3 kanal 8 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Chder Bhan S/o. Shir Hira Lal S/o. Shri Kirpa, R/o Village- Nurpur Jharsa, Distt. Gurugram.

3. That as per Jamabandi Year 2006-07, the property comprising in Khewat/Khata No. 17/16 khatoni No.20, Rect. No. 1, Killa No. 7/2 (1-0), Rect. No. 15, killa No. 24/3/2 (1-1), total field measuring 2 kanal 1 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Tek Ram Yadav S/o Kundan Lal Yadav and Sh. Sees Ram, Sh. Rajaram, Sh. Chandan, Shri Vishambar Dyal, Shri Sadiram, Sh. Ram Singh S/o. Sh. Nihal S/o. Sh. Parsa, R/o Village- Nurpur Jharsa, Distt. Gurugram and Khewat/khata No. 35/32 Khatoni 39 Rect No. 1, Killa No. 19(0-19), 22/1(5-16), 26(0-18) Rect. No.6 Killa No.1(2-11), 2(8-0) 8/2(0-15) 9/1(0-9) 10/1(0-3) 120/1(0-19) total field measuring 20 kanal 10 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Krishan Kumar S/o. Sh. Hira Lal S/o.


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Sh. Kirpa, R/o Village- Nurpur Jharsa, Disttt. Gurugram and Khewat/khata No. 36/33 Rect, No.1, Killa No. 7/3 (5-7),13 (5-12), 14/1(6-0), 18/2(5-9), 22/2(0-8) total field measuring 22 kanal 16 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to Sh. Tek Ram Yadav S/o. Sh. Kundan Lal Yadav S/o. Sh. Vasi, R/o Village- Nurpur Jharsa, Disttt. Gurugram.

4. That as per Jamabandi Year 2011-12, the property comprising in Khewat/Khata No. 29/17 khatoni No.31, Rect. No. 1, Killa No. 7/2 (1-0), Rect. No. 15, killa No. 24/3/2 (1-1), total field measuring 2 kanal 1 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi and Khewat/khata No. 51/35-36 Khatoni 54 Rect, No.1, Killa No. 7/3 (5-7),13 (5-12), 14/1(6-0), 18/2(5-9), 22/1(5-16) 22/2(0-8) total field measuring 39 kanal 15 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi, Rect. No.6 Killa No.1(2-11), 2(8-0) 9/1(0-9) 10/1(0-3) total field measuring 11 kanal 3 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi.
5. That as per Jamabandi Year 2021-22, the property comprising in Khewat/Khata No. 54/40 khatoni No.55, Rect. No. 1, Killa No. 7/2 (1-0), Rect. No. 15, killa No. 24/3/2 (1-1), total field measuring 2 kanal 1 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi and Khewat/khata No. 88/69 Khatoni 89 Rect, No.1, Killa No. 7/3 (5-7),13 (5-12), 14/1(6-0), 18/2/1(2-6), 22/1/2(0-18) 22/2/2(0-2) total field measuring 20 kanal 17 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi Rect. No.6 Killa No. 9/1(0-9) 10/1(0-3) total field measuring 0 kanal 12 Marla situated in the revenue estate of Village- Nurpur-Jharsa, tehsil and Distt. Gurugram, belongs to M/s. Divya Buildcon Pvt. Ltd., office at. S-518, Greater Kailash-1, New Delhi.


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247 dated 09.12.2016, an award has been made under section 9 of L.A. Act by Govt. Of Haryana.

10. That on the basis of my examination and search into the record of Sub registrar Officer, Gurugram, as well as concerned Halqua Patwari and other documents as mentioned in schedule I of this legal opinion. I certify that property mentioned in above is free from all encumbrances by way of Mortgage, Charge, Lien etc.
11. That I certify that except aforesaid award the said land has not been notified for Acquisition by the concerned authority.

SCHEDULE I

Property comprising in Rect. No. 1, Killa No. 7/3(2-0), 13(5-12), 14/1(6-0), 18/2/1(2-5), total measuring 16 Kanal 17 marla (2.10625 acres) as licence land, situated in the revenue estate of Village- Nurpur-Jharsa, Tehsil and Distt. Gurugram.

SCHEDULE II

1. Copy of Jamabandi For the year 1996-97.
2. Copy of Jamabandi For the year 2001-02.
3. Copy of Jamabandi For the year 2006-07.
4. Copy of Jamabandi For the year 2011-12
5. Copy of Jamabandi For the year 2021-22
6. Copy of Mutation No.312.
7. Copy of Mutation No.463.
8. Copy of Mutation No 464.
9. Copy of Mutation No.465
10. Copy of Mutation No.925
11. Copy of Mutation No.386
12. Copy of Mutation No.315
13. Copy of Mutation No.319
14. Copy of Mutation No.354
15. Copy of Mutation No.358

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SCHEDULE I

Property comprising in Rect. No. 1, Killa No. 7/3(2-0), 13(5-12), 14/1(6-0), 18/2/1(2-5), total measuring 16 Kanal 17 marla (2.10625 acres) as licence land, situated in the revenue estate of Village- Nurpur-Jharsa, Tehsil and Distt. Gurugram.

SCHEDULE II

1. Copy of Jamabandi For the year 1996-97.
2. Copy of Jamabandi For the year 2001-02.
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8. Copy of Mutation No 464.
9. Copy of Mutation No.465
10. Copy of Mutation No.925
11. Copy of Mutation No.386
12. Copy of Mutation No.315
13. Copy of Mutation No.319
14. Copy of Mutation No.354
15. Copy of Mutation No.358


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16. Copy of Mutation No.826

DETAIL OF ENCUMBRANCE, IF ANY

There is no encumbrance of the property detailed in schedule I as far as I have been able to ascertain from the examination of the revenue record, Halqua Patwari, record of S.R. office, Gurugram for last 30 years and also available records from the above said company. The copy of 30 years inspection receipts dated 17.08.2023 is enclosed herewith.


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