

Chander Parkash Batheja

Advocate

Chamber No. 4, Block-A
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Tehsil Compound Sohna
District Gurgaon
Haryana
E-Mail : cpbatheja@yahoo.com

Date : 29.02.2024

TO WHOM IT MAY CONCERN

Description of land under legal opinion-cum-search report

Ref.	Khewat No.439/1, Khatoni No. 453/1, Rect. No. 102, Killa No. 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2), Rect. No. 105, Killa No. 1/2/1(2-8), 2/1(7-17), 3/1(3-10), 8/1(7-6), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-5), total land measuring 47 Kanal 16 Marla and Khewat No. 2261/2, Khatoni No. 2501/2, Rect. No. 105, Killa No. 17/1/2/1(2-10), 24/2(3-0), 25/1(4-14), Rect. No. 134, Killa No. 4/2(3-0), 5Min(6-2-3), 7/1(2-16), Rect. No. 135, Killa No. 1/1Min(0-4-6) total measuring 22 Kanal 7 Marla, Total admeasuring 70 Kanal 3 Marla (8.76875 Acre) situated within the revenue estate of Sohna, Tehsil Sohna, District Gurugram as per Jamabandi for the year 2016-17.	
1.	<p>I have gone through the registration record, footnote, register, index register with the office of Patwari Halqua Village Sohna, Tehsil Sohna, District Gurugram, Jamabandi for the year 2001-02 to till date (papers which were available in the office fo Sub Registrar and Halqua Patwari and I certify that :</p> <p>Description of share holders/owners, whose share is under search, according to Jamabandi for the year 1996-97 to till date are as under :-</p> <p>Khewat No.439/1, Khatoni No. 453/1, Rect. No. 102, Killa No. 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2), Rect. No. 105, Killa No. 1/2/1(2-8), 2/1(7-17), 3/1(3-10), 8/1(7-6), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-5), total land measuring 47 Kanal 16 Marla and Khewat No. 2261/2, Khatoni No. 2501/2, Rect. No. 105, Killa No. 17/1/2/1(2-10), 24/2(3-0), 25/1(4-14), Rect. No. 134, Killa No. 4/2(3-0), 5Min(6-2-3), 7/1(2-16), Rect. No. 135, Killa No. 1/1Min(0-4-6) total measuring 22 Kanal 7 Marla, Total admeasuring 70 Kanal 3 Marla (8.76875 Acre) situated within the revenue estate of Sohna, Tehsil Sohna, District Gurugram as per Jamabandi for the year 2016-17.</p>	
	Address	As per Annexure B
2.	Type of land, structure if any	Agricultural land
3.	Name of minors if recorded in Jamabandi of 2020-21	No
4.	Name of the occupants in the property other than the owner if any please specify	Owners are in cultivating possession of the property under reference.
5.	i. Charge or lien over the property by bank etc.	No

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	ii Whether NOC/No dues for the transfer of the land is required (from mortgagee bank/financer/money lender if any	No
6.	Revenue records inspected during investigation	Annexure-A
	i Jamabandi for the last ____ years	
	ii Latest Khasra Girdawari	
	iii Intkal register	
	iv Roz Namcha	
7.	Details of devolution of ownership for last thirty years.	Annexure-A
8.	Details of the register search in the office of the Sub Registrar of Sohna.	All registered documents since 1 st April 2001 up to date. Receipt No. 1715 dated 29.02.2024 (copy attached)
9.	Who is in possession of the said property as per the Khasra (owner/Mortgagor/ tiller/ tenant etc.	The owners are in cultivating possession as per Khasra Girdawari
10.	Whether there is any court case pending, if any	No
11.	Whether any provision of the forest or environment laws are applicable	No
12.	Other information, if any	Note :- Director Town & Country Planning Chandigarh issued Collaboration Liscence No. 133 dated 26.06.2013 to set up affordable colony under Deen Dayal Jan Awas Yojna 2016
13.	Remarks	The title of the property of owner as specified in Annexure-B of the report is clear and marketable subject to column No. 12.

Date :
Place : Gurugram


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Khewat No.439/1, Khatoni No. 453/1, Rect. No. 102, Killa No. 20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2), Rect. No. 105, Killa No. 1/2/1(2-8), 2/1(7-17), 3/1(3-10), 8/1(7-6), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1(1-5), total land measuring 47 Kanal 16 Marla

Annexure-A

Year	Khewat	Total Area (Kanal-Marla)	Owner's Name share	Change of ownership
2001-02	439/1	47-16	Shri Jagat Singh 90/1249 Share, Rajender alias Rajender Singh 80/1249 share, sons of Shiv Chand, Brahamwati D/o Shri Jasmal and Dhanwati widow of Jasmal S/o Mamraj and Braham Singh S/o Jasmal S/o Mamraj 92/1249 share, Sukhbir alias Sukhbir Singh - Ranbir alias Ranbir Singh sons of Mansha Ram Harnarayan 116/1249 share, Charan Singh - Ravinder sons and Rohtaash - Kavita-Babita - Ravita daughters and Suresh W/o Shri Mohar Sigh S/o Mamraj in equal 123 share, Badasho- Jasmali daughters of Mamraj in equal 39 share, Mohan Lal S/o Diwan Singh S/o Lal Singh, 176/1249 Share, Surrender-Gianender-Vedpal-Sovinder sons of Sheo Singh S/o Prasadi, 80/1249 share,	<p>Aforesaid Shri Jagat Singh, Rajender alias Rajender Singh sons of Shiv Chand sold their 170/1249 share i.e. 8 Kanal 10 Marla land out of 62 Kanal 9 Marla in favour of Mrs. Sachi Gupta W/o Parveen Gupta R/o Flat No. D-7, Plot No. 3, Varun CGHS Ltd. Opp Batanical Park, Sector-52, Wazirabad, Gurugram vide registered Sale deed bearing Vasika No. 1681 dated 20.07.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28013 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Brahamwati D/o Shri Jasmal and Dhanwati widow of Jasmal S/o Mamraj and Braham Singh S/o Jasmal S/o Mamraj, Sukhbir alias Sukhbir Singh - Ranbir alias Ranbir Singh sons of Mansha Ram Harnarayan sold their 208/1249 share i.e. 10 Kanal 8 Marla land out of 62 Kanal 9 Marla in favour of Anu Products Limited, having its registered office at 23/23, B.E.M.C.A. Huse, Ansari Road, Dariyaganj, New Delhi vide registered Sale deed bearing Vasika No. 1918 dated 30.07.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28026 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Charan Singh - Ravinder sons and Rohtaash - Kavita- Babita - Ravita daughters and Suresh W/o Shri Mohar Sigh S/o Mamraj Badasho- Jasmali daughters of Mamraj sold their 162/1249 share i.e. 8 Kanal 2 Marla land out of 62 Kanal 9 Marla in favour of Anu Products Limited, having its registered office at 23/23, B.E.M.C.A. Huse, Ansari Road, Dariyaganj, New</p>



Delhi vide registered Sale deed bearing Vasika No. 2163 dated 09.08.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28053 has been entered and sanctioned in the revenue record in this regard.

Aforesaid Mohan Lal S/o Diwan Singh S/o Lal Singh sold his 176/1249 share i.e. 8 Kanal 16 Marla land out of 62 Kanal 9 Marla in favour of Karara Greens LLP, having its registered office at J-135, Ground Floor, Ashok Vihar, Phase-1 Delhi vide registered Sale deed bearing Vasika No. 7578 dated 27.01.2022 registered in the office of Sub Registrar Sohna and Mutation No. 28418 has been entered and sanctioned in the revenue record in this regard.

And aforesaid Mrs. Suchi Gupta W/o Parveen Gupta, 88/1249 share, M/s Sriflex Projects Pvt. Ltd. 144/1249 share, sold their 232/1249 share i.e. 11 Kanal 12 Marla land out of 62 Kanal 9 Marla in favour of Anchor Business Solutions, Dayanand Marg, Darya Ganj, New Delhi vide registered Sale deed bearing Vasika No. 1161 dated 09.05.2022 registered in the office of Sub Registrar Sohna and Mutation No. 28672 has been entered and sanctioned in the revenue record in this regard.

And aforesaid Surender-Gianender-Vedpal-Sovinder sons of Sheo Singh S/o Prasadi sold their 80/1249 share i.e. 4 Kanal 0 Marla land out of 62 Kanal 9 Marla in favour of C.S. Foods LLP registered office at 34/3, Lawrence Road, Industrial Areaa, New Delhi vide registered Sale deed bearing Vasika No. 3648 dated 12.07.2022 registered in the office of Sub Registrar Sohna and Mutation No. 28803 has been entered and sanctioned in the revenue record in this regard.

Aforesaid Anchor Business Solutions through its authorised signatory sold 32/956 share i.e. 1 Kanal 12 Marla out of land measuring 47 Kanal 16 Marla in favour of Sushil Bhardwaj S/o Shri



				<p>Jiwan Lal Bhardwaj and Daya Ram S/o Shri Jeewan Lal Bhardwaj in equeal share, R/o Sector-65 Gurugram vide registered Sale deed bearing Vasika No. 12841 dated 27.03.2023 registered in the office of Sub Registrar Sohna and Mutation No. 29277 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid M/s Sriflex Projects Pvt. Ltd. through its authorised signatory sold 16/956 share i.e. 0 Kanal 16 Marla out of land measuring 47 Kanal 16 Marla in favour of Sushil Bhardwaj S/o Shri Jiwan Lal Bhardwaj and Daya Ram S/o Shri Jeewan Lal Bhardwaj in equeal share, R/o Sector-65 Gurugram vide registered Sale deed bearing Vasika No. 12845 dated 27.03.2023 registered in the office of Sub Registrar Sohna and Mutation No. 29278 has been entered and sanctioned in the revenue record in this regard.</p>
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Annexure-B

Year	Khewat	Total Area (Kanal-Marla)	Owner's Name share	Rect.	Killa No.
2016-17	---	47-16	Shri Sushil Bhardwaj - Dayaram sons of Jeewan Lal Bhardwaj, in equeal 48/956, (ii) Anu Products Ltd., 370/956 share, Karara Green LLP, 176/956 share (iv) Anchor Business Solutions, 200/956 share, (v) Sachi Gupta W/o Shri Parveen Gupta, 82/956 share, (vi) C.S. Foods LLP, 80/956 share	102	20/2(4-9), 21/1(4-9), 21/2(3-4), 22/2(2-2)
				105	1/2/1(2-8), 2/1(7-17), 3/1(3-10), 8/1(7-6), 9/1(1-14), 13/2(4-8), 14/1(3-12), 17/2/1(1-12), 18/1/1/1(1-5),
				total field 13	47 Kanal 16 Marla

Date :
Place : Gurugram


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Khewat No. 2261/2, Khatoni No. 2501/2, Rect. No. 105, Killa No. 17/1/2/1(2-10), 24/2 (3-0), 25/1(4-14), Rect. No. 134, Killa No. 4/2(3-0), 5Min(6-2-3), 7/1(2-16), Rect. No. 135, Killa No. 1/1Min(0-4-6) total measuring 22 Kanal 7 Marla

Annexure-A

Year	Khewat	Total Area (Kanal-Marla)	Owner's Name share	Change of ownership
2001-02	2261/2	22-7	Hans Raj, 73/723 share, Singh Ram 74/723 share, Sita Ram, 154/723 share, Sharvan Kumar, 154/723 share, Shaudan alias Shailender Kumar, 154/723 share sons of Tek Chand S/o Shri Ramgopal, Shiv Shankar 57/723 share, Gauri Shankar 57/723 Share sons of Raj Kumar S/o Shri Tek Chand	<p>Mr. Sharvan Kumar son of Tek Chand S/o Shri Ram Gopal 154/723 share and Shiv Shankar S/o Shri Raj Kumar S/o Shri Tek Chand 27/723 share sold their 181/723 share i.e. 9 Kanal 1 Marla land out of 36 Kanal 3 Marla in favour of Mr. Madan Lal Khera S/o Govind Khera R/o Sector-50, South City-2 Gurugram vide registered Sale deed bearing Vasika No. 6663 dated 24.12.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28368 has been entered and sanctioned in the revenue record in this regard.</p> <p>Mr. Madan Lal Khera S/o Govind Khera sold his 80/723 share i.e. 4 Kanal 0 Marla land out of 36 Kanal 3 Marla in favour of C.S. Foods LLP registered office at 34/3, Lawrence Road, Industrial Area, New Delhi vide registered Sale deed bearing Vasika No. 3648 dated 12.07.2022 registered in the office of Sub Registrar Sohna and Mutation No. 28803 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Sita Ram S/o Tek Chand S/o Shri Ramgopal and Shiv Shankar S/o Shri Raj Kumar S/o Tek Chand sold their 184/723 share i.e. 9 Kanal 4 Marla land out of 36 Kanal 3 Marla in favour of Mr. Bharat Raj Thukral S/o Shri Tilak Raj R/o Sector-31, Jharsa Gurugram, vide registered Sale Deed bearing Vasika No. 6664 dated 24.12.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28367 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Hans Raj, Singh Ram, sons of Tek Chand S/o Ram Gopal and Gauri Shankar S/o Raj Kumar S/o Tek Chand sold their 177/723 share i.e. 8 Kanal 17</p>



				<p>Marla land out of 36 Kanal 3 Marla in favour of Deepak Amin S/o Ishwar Bhai Amin R/o 103, Neelkanth Tirth 6 Road, Mumbai, Maharashtra vide registered Sale deed bearing Vasika No. 6897 dated 31.12.2021 registered in the office of Sub Registrar Sohna and Mutation No. 28369 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Shaudan alias Shailender Kumar S/o Tek Chand S/o Ram Gopal sold his 181/723 share i.e. 9 Kanal 1 Marla land out of 36 Kanal 3 Marla in favour of Sohna West Projects LLP having its registered office at House No. 202, Block No. 17, North Clone, Nirwana Country, Gurugram vide registered Sale deed bearing Vasika No. 7251 dated 12.01.2022 registered in the office of Sub Registrar Sohna and Mutation No. 28373 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Sohna West Project LLP through its representative sold 48/723 share i.e. 2 Kanal 8 Marla land out of 36 Kanal 3 Marla in favour of Rao Tourist Services Pvt. Ltd office at Shop No. 1, 37th, Mile Stone, Near Indian Oil Pump, NH-8, Pace City-1, Gurugram vide registered Sale deed bearing Vasika No. 7380 dated 13.10.2022 registered in the office of Sub Registrar Sohna and Mutation No. 29049 has been entered and sanctioned in the revenue record in this regard.</p> <p>Aforesaid Sohna West Project LLP through its representative sold 32/723 share i.e. 1 Kanal 12 Marla land out of 36 Kanal 3 Marla in favour of Pro Advisor Developers Private Limited, having its registered office at E587, Second Floor, Greater Kailash-2 Delhi vide registered Sale deed bearing Vasika No. 9195 dated 06.12.2022 registered in the office of Sub Registrar Sohna and Mutation No. 29051 has been entered and sanctioned in the revenue record in this regard.</p>
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Annexure-B

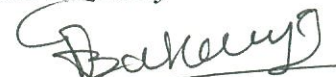
Year	Khewat	Total Area (Kanal-Marla)	Owner's Name share	Rect.	Killa No.
2016-17	2261/2	22-7	C.S. Foods LLP, 80/723 share, Madan Lal Khera S/o Shri Govindram Khera, 101/723 share, Deepak Amin S/o Shri Ishwar Bhai Amin, 177/723 share, Bharat Raj Thakral, 184/723 share, Sohna Best Products LLP, 77/723 share, Pro Advisor Developers Pvt. Ltd, 32/723 share, Vinod Kumar Solanki S/o Shri Jaga Ram Solanki, 24/723 share, Rao Tourist Services Pvt Ltd. 48/723 share	105	17/1/2/1(2-10), 24/2(3-0), 25/1(4-14),
				134	4/2(3-0), 5Min (6-2-3), 7/1(2-16)
				135	1/1Min(0-4-6)
				total field 7	22 Kanal 7 Marla

1. That on the basis of above search and inspection, the title of the above said land fully detailed above is absolutely clear and marketable.
2. That, neither I am related to the owner of the above said land nor I have any concern whatsoever, which may effect the value of my report.
3. That I have thoroughly search and examined the revenue record of last 22 years.
4. That the abofe said land is not subject to any prior mortgage deed, sale deed, release deed, rent deed, lease deed, Gift Deed, Will, Occupation or any type of charges.
5. That the above said land has not been notified or acquired by the concern department or by any authority and the above mentioned property is free all sorts of encumbrances. The owner is fully competent to sell/mortgage collaborate/Lease out transfer or alternate the above said land to anyone else and is fully competent to use and occupy the above said land in all respect as like. This report is based on the papers, which are put up before me.

CONCLUSION

On the basis of the search and examination of registration records, including Index register, revenue records from Halqua Patwari, were are of the firm opinion that the title of the above said land is clear and marketable in favour of C.S. Foods LLP, Madan Lal Khera S/o Shri Govindram Khera, Deepak Amin S/o Shri Ishwar Bhai Amin, Bharat Raj Thakral, Sohna Best Products LLP, Pro Advisor Developers Pvt. Ltd, Vinod Kumar Solanki S/o Shri Jaga Ram Solanki, Rao Tourist Services Pvt Ltd. and land is free from any encumbrances.

Yours Sincerely



Chander Parkash Batheja
Advocate

ANNEXURE

1. Recept of inspection is attached with the recoprt.
2. Latest Jamabandi (Attested)
3. Concerned Mutations.