

(Second party copy)

B Book Receipt for Non Registration Purpose

01-02-2024

No:4420

Sub Register Office :बादशाहपुर

Date :01-02-2024

Received with Thanks from **SAMEER JAIN** ADV YEAR 2017-2024 resident of **GGM** sum of rs ten
on account of **Inspection** charges.

Rs.10



Title Search Report of Property
at
Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana.

01st day of February, 2024

Submitted by:



Sameer Jain, Advocate

Enrl: P/1094/2006

**Chamber No. 129, Shaheed Bhagat Singh Block,
District Courts, Gurgaon, Haryana**

INTRODUCTION: -

I understand that presently MANGALAM MULTIPLEX PRIVATE LIMITED, a company incorporated under the Companies Act, 2013, (hereinafter referred to as "the Company") has hired me to give Title Search Report of the below mentioned property. The Company has engaged the undersigned to search and examine all that piece and parcel of land placed in **Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1min(2-11), 23(8-0), Rectangle No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0), total field nos. 6, total measuring 32 Kanal 0 Marla**; situated in the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, as more particularly described in the Chapter II of this Report (hereinafter referred to as the "Said Land"). At the request of the said Company, I have conducted a search on the title of the said Land owned by the Company.

(A) General Scope of Work

The scope of the investigation involved the search of the title of the Company over the Said Land by causing searches to be taken including at the offices of concerned Sub-Registrar and Patwari. The search was taken on the basis of number of years, how the said Land was acquired by the respective owners/companies, devolution of title, encumbrances and whether the Company has a clear and marketable title thereto.


(B) Methodology

Based upon the aforementioned scope of work, I have perused various documents and conducted searches at various offices as stated in this Report.

(C) Scope Limitation

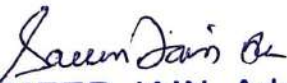
The scope of our review is limited by the following general parameters:

1. I have assumed that the documents perused by us are copy(ies) of the original version(s).
2. To the extent possible, I have relied upon documents and records provided to me by the said Company.
3. I have also conducted searches at various offices as stated in the Report.
4. The Report is solely for the use of the said Company.


SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

CHAPTER I: GLOSSARY

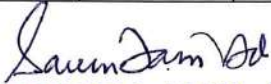
Term	Meaning
Intakal	Means mutation records.
Jamabandi	Means record of rights.
Acre	1 Acre = 8 Kanals
Kanal	A denomination which is used in the State of Haryana for measurement of land, 1 Kanal = 20 Marla = 605 Sq. Yards.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi.
Khata/Khatoni	Means revenue records in particular ledger / account book.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustatil	Means Rectangle.
Patwari	Means the Government employee who keeps all the accounts connected with the land of one or more villages.
Term	Meaning


SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

CHAPTER II (DETAILS OF PROPERTY)

All that piece and parcel of land owned by the Company admeasuring 4 Acres, situated in the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana. We were furnished the following details of the land and in particular the Rectangle and Killa number and area of land as mentioned below, based on which the title search was carried out.

Village	Tehsil and District	State	Rect. No.	Killa No.	Area (Kanal-Marla)
Maidawas	Tehsil Badshahpur, District Gurugram, Haryana	Haryana	21	13/1	4-0
				13/2	4-0
				18	8-0
				19/1min	2-11
				23	8-0
			30	3/1/1	3-9
				3/1/2	2-0
		Total		6 fields	32-0
				say	4 Acres

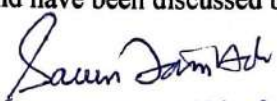

SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

CHAPTER III: OBSERVATIONS AND CONCLUSION

On the basis of the documents perused and searches made by me at the office of the concerned Sub Registrar and Patwari, I record my observations hereunder.

3.A History of devolution of title on the present owner giving chain in title of

As per proper scrutiny and survey of the land records with the Patwari/ Revenue Record Keeper, it is revealed that Jamabandi of Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, for the year 2019-20 is available. The Jamabandi for the year 2004-05 till the Jamabandi for the year 2019-20 for Village Maidawas, reflects the mutation numbers indicating the change in ownership till date. The Jamabandi's for the said relevant year(s) till date and the mutation numbers (mentioned in the Jamabandi's) indicating the change in ownership till present date and have been discussed below.


SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

(1) **Khewat/Khata No. 43 for the year 2019-20:**

(1.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1min(2-11) and 23(8-0) total measuring 26 Kanal 11 Marla; i.e. Licensed Land, situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana**, is discussed below as follows: -

JAMABANDI:

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	26	29	2004-05	Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	JMD Profin Pvt. Ltd., through its Director, Anil Gupta son of H. R. Gupta, to the extent of 155/542 share; Lalit Kumar Dhingra son of R. K. Dhingra to the extent of 156/542 share; and Arun Agarwal son K. L. Agarwal, resident of 21/3, Gita Mandir Marg, New Rajender Nagar, New Delhi 231/542 share;	Self
(ii)	27	30	2004-05	Rectangle No. 21, Killa Nos. 13/2(4-0) measuring 4 Kanal 0 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Smt. Monu Gupta wife of Mr. Anil Gupta, resident of H. No. 72, Sector 7, Gurugram, Haryana;	Self
(iii)	36	38	2009-10	Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 31 Kanal 2 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Mangalam Multiplex Private Limited, having its registered office at 449/6-15 Flat, New Delhi;	Self

SAMEER JAIN, Advocate

Enrl. No.: P/1094/2006

Chamber No. 129,

Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(iv)	35	37	2014-15	Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 31 Kanal 2 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Mangalam Multiplex Private Limited, having its registered office at 449/6-15 Flat, New Delhi;	Self
(v)	43	45	2019-20	Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 31 Kanal 2 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Mangalam Multiplex Private Limited, having its registered office at 449/6-15 Flat, New Delhi;	Self

Sameer Jain

SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

(1.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of **Rectangle No. 21, Killa Nos. 13/1(4-0), 13/2(4-0), 18(8-0), 19/1min(2-11) and 23(8-0) total measuring 26 Kanal 11 Marla; i.e. Licensed Land, situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana,** reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	2571	Arun Agarwal son K. L. Agarwal, resident of 21/3, Gita Mandir Marg, New Rajender Nagar, New Delhi sold his 231/542 share in the said Land to Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi, vide a Sale Deed dated 18.05.2006, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 3981 dated 18.05.2005. This mutation was sanctioned on 04.07.2007.
	Status of ownership/ possession after Mutation No. 2571	Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi became owner of 231/542 share; JMD Profin Pvt. Ltd., through its Director, Anil Gupta son of H. R. Gupta remained owner to the extent of 155/542 share; and Lalit Kumar Dhingra son of R. K. Dhingra remained owner to the extent of 156/542 share in the land bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla.
(ii)	2573	Lalit Kumar Dhingra son of R. K. Dhingra sold his 156/542 share in the said Land to Anil Gupta son of Sh. H. R. Gupta, resident of H. No. 72, Sector 7, Gurgaon, vide a Sale Deed dated 19.05.2006, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 3999 dated 19.05.2006. This mutation was sanctioned on 04.07.2007.
	Status of ownership/ possession after Mutation No. 2573	Anil Gupta son of Sh. H. R. Gupta, resident of H. No. 72, Sector 7, Gurgaon became owner to the extent of 156/542 share; Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi remained owner of 231/542 share; and JMD Profin Pvt. Ltd., through its Director, Anil Gupta son of H. R. Gupta remained owner to the extent of 155/542 share in the land bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla.
(iii)	2592	Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi sold his 71/542 share in the said land to M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park, New Delhi, vide a Sale Deed dated 26.07.2006, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 9218 dated 26.07.2006. This mutation was sanctioned on 31.07.2006.
	Status of ownership/ possession after Mutation No. 2592	M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park, New Delhi became owner to the extent of 71/542 share; Anil Gupta son of Sh. H. R. Gupta, resident of H. No. 72, Sector 7, Gurgaon remained owner to the extent of 156/542 share; Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi remained owner of 160/542 share; and JMD Profin Pvt. Ltd., through its Director, Anil Gupta son of H. R. Gupta remained owner to the extent of 155/542 share in the land bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla.
(iv)	2593	JMD Profin Pvt. Ltd., C-17, Ansal Chamber 2, 6 Bhikaji Cama Place, Delhi, sold its 155/542 share in the said land to M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park,

Sameer Jain


SAMEER JAIN, Advocate

Enrl. No.: P/1094/2006

Chamber No. 129,

Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana


		New Delhi, vide a Sale Deed dated 26.07.2006, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 9217 dated 26.07.2006. This mutation was sanctioned on 31.07.2006.
	Status of ownership/ possession after Mutation No. 2593	<i>M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park, New Delhi became owner to the extent of 226/542 share;</i> Anil Gupta son of Sh. H. R. Gupta, resident of H. No. 72, Sector 7, Gurgaon remained owner to the extent of 156/542 share; and Pawan Kumar Gupta son of Sh. I. D. Gupta, resident of H. No. 47, Kamla Nagar, New Delhi remained owner of 160/542 share in the land bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla.
(v)	2845	Pawan Kumar Gupta son of Sh. I. D. Gupta, sold his 160/542 share and Anil Gupta son of Sh. H. R. Gupta, sold his 156/542 share in the said land to Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi, vide a Sale Deed dated 06.01.2009, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 21198 dated 06.01.2009. This mutation was sanctioned on 12.01.2009.
	Status of ownership/ possession after Mutation No. 2845	<i>Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi became owner to the extent of 316/542 share; and</i> M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park, New Delhi remained owner to the extent of 226/542 share in the land bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla.
(vi)	2876	M/s. Sang Promoters Pvt. Ltd., C-1, Gulmohar Park, New Delhi sold its 226/542 share in the said land to Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi, vide a Sale Deed dated 06.08.2009, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 7796 dated 06.08.2009. This mutation was sanctioned on 13.08.2009.
	Status of ownership/ possession after Mutation No. 2876	<u><i>Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi became sole owner of 542/542 share.</i></u> <i>Now, Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi is the sole owner of 542/542 share i.e. the entire land in question bearing Rectangle No. 21, Killa Nos. 13/1(4-0), 18(8-0), 19/1(7-2) and 23(8-0) total measuring 27 Kanal 2 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana.</i>


SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

(1.3) **MUTATIONS & RAPATS:**

The Mutations and Rapats in respect of **Rectangle No. 21, Killa Nos. 13/2(4-0)** total measuring **4 Kanal**; situated in **Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	2844	Smt. Monu Gupta wife of Mr. Anil Gupta, resident of H. No. 72, Sector 7, Gurugram, Haryana, sold her land bearing Rectangle No. 21, Killa Nos. 13/2(4-0) to Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi, vide a Sale Deed dated 06.01.2009, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 21193 dated 06.01.2009. This mutation was sanctioned on 12.01.2009.
	Status of ownership/ possession after Mutation No. 2844	<i>Manglam Multiplex Pvt. Ltd., 4119/6 First Floor, Naya Bazar, New Delhi became sole owner of land bearing Rectangle No. 21, Killa Nos. 13/2(4-0).</i>


SAMEER JAIN, Advocate
Enrl. No.: P/1094/2006
Chamber No. 129,
Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

(2) **Khewat/Khata No. 186 for the year 2019-20:**

(2.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 30, Killa No. 3/1/1(3-9), 3/1/2(2-0), measuring 5 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana**, is discussed below as follows: -

JAMABANDI:

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	99	111	2004-05	Rectangle No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0) measuring 5 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Pramanand, Suresh Chand, Dharambir sons of Ramsingh son of Chunnilal to the extent of 623/1223 share; Smt. Shanti widow and Mahesh, Naresh sons and Smt. Rekha, Anju daughters of Dayanadn son of Ram Singh to the extent of 347/2446 share; Smt. Mithlesh widow, Ashish Kumar, Subish Kumar sons of Adesh Kumar son of Dayanand to the extent of 69/2446 share; and Dinesh, Mukesh sons of Ramanand son of Chunnilal to the extent of 392/1223 share;	Self
(ii)	149	156	2009-10	Rectangle No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0) measuring 5 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Pramanand, Suresh Chand, Dharambir sons of Ramsingh son of Chunnilal to the extent of 623/1223 share; Smt. Shanti widow and	Self

SAMEER JAIN, Advocate

Enrl. No.: P/1094/2006

Chamber No. 129,


Shaheed Bhagat Singh Block,

Distt. Courts, Gurgaon, Haryana

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
					<p>Mahesh, Naresh sons and Smt. Rekha, Anju daughters of Dayanadn son of Ram Singh to the extent of 347/2446 share; Smt. Mithlesh widow, Ashish Kumar, Subish Kumar sons of Adesh Kumar son of Dayanand to thee extent of 69/2446 share; and Dinesh, Mukesh sons of Ramanand son of Chunnilal to the extent of 392/1223 share;</p>	
(iii)	161	166	2014-15	<p>Rectangle No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0) measuring 5 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana</p>	<p>Pramanand, Suresh Chand, Dharambir sons of Ramsingh son of Chunnilal to the extent of 623/1223 share; Smt. Shanti widow and Mahesh, Naresh sons and Smt. Rekha, Anju daughters of Dayanadn son of Ram Singh to the extent of 347/2446 share; Smt. Mithlesh widow, Ashish Kumar, Subish Kumar sons of Adesh Kumar son of Dayanand to thee extent of 69/2446 share; and Dinesh, Mukesh sons of Ramanand</p>	Self

Sameer Jain
SAMEER JAIN, Advocate
 Enrl. No.: P/1094/2006
 Chamber No. 129,
 Shaheed Bhagat Singh Block,
 Distt. Courts, Gurgaon, Haryana

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
					son of Chunnial to the extent of 392/1223 share;	
(iv)	186	192	2019-20	Rectangle No. 30, Killa Nos. 3/1/1(3-9), measuring 3 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Mangalam Multiplex Private Limited, having its registered office at GF-1, Vipul Plaza, Village Haiderpur Viran, Sector 54, Gurgaon;	Self
(v)	188	194	2019-20	Rectangle No. 30, Killa Nos. 3/1/2(2-0), measuring 2 Kanal 0 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana	Mata Vaishno Devi Buildcon Private Limited;	Self


SAMEER JAIN, Advocate
 Enrl. No.: P/1094/2006
 Chamber No. 129,
 Shaheed Bhagat Singh Block,
 Distt. Courts, Gurgaon, Haryana

(2.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of **Rectangle No. 30, Killa Nos. 3/1/1(3-9), measuring 3 Kanal 9 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	3393	Pramanand, Suresh Chand, Dharambir sons of Ramsingh son of Chunnilal sold their 623/1223 share; Smt. Shanti widow and Mahesh, Naresh sons and Smt. Rekha, Anju daughters of Dayanadn son of Ram Singh sold their 347/2446 share; Smt. Mithlesh widow, Ashish Kumar, Subish Kumar sons of Adesh Kumar son of Dayanand sold their 69/2446 share; and Dinesh, Mukesh sons of Ramanand son of Chunnilal sold their 392/1223 share in said land bering Rect. No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0) to <u>Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi</u> vide a Sale Deed dated 14.08.2013, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 11611 dated 14.08.2013. This mutation was sanctioned on 25.04.2016.
	Status of ownership/ possession after Mutation No. 3393	<i>Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi became owner of the said entire land.</i>
(ii)	3418	Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi sold the said land bearing Rectangle No. 30, Killa No. 3/1/1(3-9) to <u>Manglam Multiplex Pvt. Ltd.,</u> vide a Sale Deed dated 08.08.2016, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 12944 dated 08.08.2016. This mutation was sanctioned on 20.09.2016.
	Status of ownership/ possession after Mutation No. 3418	<i>Manglam Multiplex Pvt. Ltd., GF-1, Vipul Plaza, Village Haiderpur Viran, Sector 54, Gurugaon became owner of the land bearing Rectangle No. 30, Killa No. 3/1/1(3-9).</i>

Sameer Jain

SAMEER JAIN, Advocate

Enrl. No.: P/1094/2006

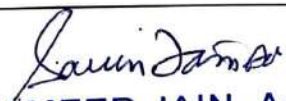
Chamber No. 129,

Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana

(2.3) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of **Rectangle No. 30, Killa Nos. 3/1/2(2-0) measuring 2 Kanal 0 Marla; situated in Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows:

S. No.	Mutation No.	Description of Mutation
(i)	3393	Pramanand, Suresh Chand, Dharambir sons of Ramsingh son of Chunnilal sold their 623/1223 share; Smt. Shanti widow and Mahesh, Naresh sons and Smt. Rekha, Anju daughters of Dayanadn son of Ram Singh sold their 347/2446 share; Smt. Mithlesh widow, Ashish Kumar, Subish Kumar sons of Adesh Kumar son of Dayanand sold their 69/2446 share; and Dinesh, Mukesh sons of Ramanand son of Chunnilal sold their 392/1223 share in said land bering Rect. No. 30, Killa Nos. 3/1/1(3-9), 3/1/2(2-0) to <u>Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi</u> vide a Sale Deed dated 14.08.2013, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 11611 dated 14.08.2013. This mutation was sanctioned on 25.04.2016.
	Status of ownership/ possession after Mutation No. 3393	<i>Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi became owner of the said entire land.</i>
(ii)	3530	Brahma Realty Pvt. Ltd., 1206-B, Surayakiran Building, K G Marg, New Delhi sold the said land bearing Rectangle No. 30, Killa No. 3/1/2(2-0) to <u>Mata Vaishno Devi Buildcon</u> , vide a Sale Deed dated 29.12.2017, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 5942 dated 29.12.2017. This mutation was sanctioned on 20.02.2018.
	Status of ownership/ possession after Mutation No. 3530	<i>Mata Vaishno Devi Buildcon became owner of the land bearing Rectangle No. 30, Killa No. 3/1/2(2-0).</i>
(iii)	3877	Mata Vaishno Devi Buildcon sold the said land bearing Rectangle No. 30, Killa No. 3/1/2(2-0) to <u>Manglam Multiplex Pvt. Ltd.</u> , vide a Sale Deed dated 31.08.2022, duly registered before the Sub Registrar, Gurgaon, Haryana, as Vasika No. 6381 dated 31.08.2022. This mutation was sanctioned on 02.09.2022.
	Status of ownership/ possession after Mutation	<i>Manglam Multiplex Pvt. Ltd., GF-1, Vipul Plaza, Village Haiderpur Viran, Sector 54, Gurugaon became owner of the land bearing Rectangle No. 30, Killa No. 3/1/2(2-0).</i>


SAMEER JAIN, Advocate
 Enrl. No.: P/1094/2006
 Chamber No. 129,
 Shaheed Bhagat Singh Block,
 Distt. Courts. Gurgaon, Haryana

B. NATURE OF LAND

The nature of land as it appears from the Revenue Record for the year 2019-20 is showing as Agricultural, however, a license bearing Memo No. LC-4142-JE(VA)/2022/19102 of 2022, License No. 84 of 2022 dated 06.07.2022 (hereinafter referred to as the "License") has been issued by the Director General, Town and Country Planning Department, Haryana, Chandigarh ("DTCP") to the Company in respect of the Said Land. It can be said that the said land has been converted to setup a Commercial Colony. Thereafter, vide a license bearing Endst. No. LC-4142-JE(SB)/2023/35567, License No. 213 of 2023 dated 20.10.2023 (hereinafter referred to as the "License") has been issued by the Director General, Town and Country Planning Department, Haryana, Chandigarh ("DTCP") to the Company in respect of the addition of 2 Marla i.e. 0.25 Acre Land in the said License and an Order bearing Endst. No. LC-4142-JE(SB)/2023/35582 dated 20.10.2023, was also issued by DG, TCP, Haryana, for surrendering of an Area of 0.25 Acres i.e. 2 Marla, which forms part of Khasra No. 21, Killa No. 19/1min(2-0), to be surrendered and excluded from the said License. It can be said that the said land has been converted to setup a Commercial Colony on 4 Acres area of land.

The said License has been issued to the Company, for the development, construction and sale of Commercial Colony on the said Land measuring 4.00 Acres falling in the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram, Haryana, upon compliance with the terms and conditions set-forth therein.

C. CONCLUSION

Subject to my observations & on the basis of documents reviewed and the searches made at the office of concerned Sub-Registrar and Patwari by me and the online search being conducted, I opine that the said Company viz. **Manglam Multiplex Private Limited** (hereinafter Company), is the sole and absolute owner of the said Licensed Land situated in the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram, in the State of Haryana. The said Company has a free, clear and marketable devolution title in respect of the said Land, as stated above.

- i. Certified true copy (**Annexure 'A'**):
For Village Maidawas, Tehsil Badshahpur, Gurugram, Haryana
 - Jamabandi for the period 2004-05, bearing Khewat No. 26, Khata No. 29 and Khewat No. 99, Khata No. 111;
 - Jamabandi for the period 2009-10, bearing Khewat No. 36, Khata No. 38 and Khewat No. 149, Khata No. 156;
 - Jamabandi for the period 2014-15, bearing Khewat No. 35, Khata No. 37 and Khewat No. 161, Khata No. 166; and
 - Jamabandi for the period 2019-20, bearing Khewat No. 43, Khata No. 45, Khewat No. 186, Khata No. 192 and Khewat No. 188, Khata No. 194.
- ii. Certified true copy of Mutation Nos. 2844, 2845, 2876, 3418 and 3877 recording transfer of land in favour of the said Company. (**Annexure 'B'**);
- iii. Certified true copy of registered Sale Deeds bearing Vasika Nos. 21193 dated 06.01.2009, 21198 dated 06.01.2009, 7796 dated 06.08.2009, 12944 dated 08.08.2016 and 6381 dated 31.08.2022, in favour of the said Companies. (**Annexure 'C'**);
- iv. Attested Copy of License No. LC-4142-JE(VA)/2022/19102 of 2022 dated 06.07.2022. (**Annexure 'D'**)
- v. Non-Encumbrance Certificate (NEC) pertaining to the total land measuring 32 Kanal i.e. 4.00 Acres (complete land owned by the said Companies) issued by the Tehsildar, Badshahpur, Gurugram, Haryana (**Annexure 'E'**).

Regards,



SAMEER JAIN, Advocate

SAMEER JAIN, Advocate

Enrl. No.: P/1094/2006

Chamber No. 129,

Shaheed Bhagat Singh Block,
Distt. Courts, Gurgaon, Haryana