

SACHIN YADAV & ASSOCIATES

(Advocates & Legal Consultants)

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ADVOCATE



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Ref. No.: sys/01

Dated: 23.05.2024

To,

1. M/s Ramprashtha Towers Pvt. Ltd.
2. M/s Jaipropbuild Pvt. Ltd.
3. M/s SA Infracon Pvt. Ltd.,
4. M/s Ramprashtha Housing Pvt. Ltd. C/o M/s Ameya Commercial Projects Pvt. Ltd., G-3, Aditya Commercial Complex, Plot No.- 7, Preet Vihar, Delhi-110092

SUBJECT: **OPINION ON INVESTIGATION OF TITLE AND OBTAINING OF SEARCH REPORT IN RESPECT OF THE PROPERTY COMPRISING IN RECT. NO. 72, KILA NO. 4/2/2(3-11), 7/1/2(3-1), 3/2/2MIN(1-1), 4/2/1(3-01), 7/1/3MIN(2-0), RECT. NO. 67, KILA NO.24/2(1-5), 25/2(6-9), TOTAL LAND MEASURING 20 KANAL 08 MARLA OR 2.55 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE-HAYATPUR, SECTOR-84, TEHSIL- HARSARU, DISTRICT-GURUGRAM.**

As requested, I have conducted the legal investigation of the title and made a search of records in the office of **Sub Registrar-Harsaru, Gurugram** as required in the present matter.

I, hereby certify that the contents as shown in the **original title deeds** i.e. **Jamabandies for the years 2019-20 and mutation no. 2008, 3111, 3118,3175, 3184** tallied with the information as stated by the authorized



representative of the company in the records of the office of **Sub Registrar-Harsaru, Gurugram** as well as with the copy of the sale deed, Jamabandies and mutations as per revenue record of the Village- Hayatput, Sector-84, Tehsil- Harsaru, District-Gurugram provided by the company.

That the Chain of title for the **past 12 years** of the below mentioned property is complete as given hereunder:-

1. **That in the Jamabandi year 2013**

That in the year 2013 M/s Ramprashtha Sare land Holding Pvt. Ltd. company was the owner and possession of the land bearing Rect. No. 67, Kila No. 24/2 (1-5) who transferred the same in favour of M/s SA Infracon Private Limited through mutation bearing No. 3118 mutated on 10.06.2013. in the same way M/s Ramprashtha Sare land Holding Pvt. Ltd. Company was the owner and possession of the land bearing Rect. No. 67, Kila No. 25/2 (6-9) who transferred the same in favour of M/s Ramprashtha Housing Pvt. Ltd. through mutation bearing No. 3111 mutated on 10.06.2013. That M/s Esteem Tower Private Limited was the owner and in possession to the extent of 592/804 Share and M/s Ramprashtha Tower Private Limited was the owner and in possession to the extent of 132/804 share, M/s Jai prop Build Private Limited was the owner and in possession to the extent of 180/804 share all the above said companies transferred the share in rect. No. 72 Killa No. 7/2/2(3-11), 7/1/2(6-3) total measuring 6 Kanal 12 Marla in favour of M/s Ramprashtha Tower Private Limited through partition vide mutation no. 3184 mutated on 14.11.2013. M/s Haribar Developers Private Limited was the owner and in possession to the extent of its share 186/830 bearing Rect. No. 72, Kila no. 3/2/2 (3-4), 4/2 (7-18), 5(8-0), 6(8-0), 7/1(6-18), transferred the above said share in M/s Jaipropbuild Private Limited vide mutation no. 3175 mutated on 24.10.2013. That M/s Ramprashtha Tower Private Limited has also purchased the land 7 Kanal 6 Marla to the landlord through mutation no. 2008 mutated in favour of M/s Ramprashtha Tower Private Limited on dated 27.02.2007.

2. **That according to the Jamabandi year 2014-2015,**

That according to the Jamabandi for the Year 2014-15(1) M/s **Ramprashtha Towers Pvt. Ltd.** C-10, C- Block , Basant Vihar Market,



New Delhi is the owner and in possession of the land mentioned in Rect. No. 72, Kila No. 4/2/2(3-11), 7/1/2(3-1) total land measuring 06 Kanal 12 Marla vide Mutation bearing No. 3184 dated 14.11.2013 (2) **M/s Jaipropbuild Pvt. Ltd.** ECE House 28 K.G. Marg, New Delhi is the owner and in possession of the land mentioned in 3/2/2min(1-1), 4/2/1(3-01), 7/1/3min(2-0), total land measuring 06 Kanal 02 Marla vide Mutation bearing No. 3175 dated 24.10.2013 (3) **M/s SA Infracon Pvt. Ltd.** C-10, C- Block , Basant Vihar Market, New Delhi is the owner and in possession of the land mentioned in Rect. No. 67, Kila no.24/2(1-5) total land measuring 1 Kanal 05 Marla vide Mutation bearing No. 3118 dated 10.06.2013 (4) **M/s Ramprashtha Housing Pvt. Ltd** is the owner and in possession of the land mentioned in 25/2(6-9), total land measuring 06 Kanal 9 Marla vide Mutation bearing No. 3111 dated 10.06.2013, **Grand Total land measuring 20 Kanal 08 Marla or 2.55 acres situated within the revenue estate of Village-Hayatpur, Sector-84, Sub-Tehsil- Harsaru, District-Gurugram.**

3. **That according to the Jamabandi year 2019-20,**

That according to the Jamabandi year 2019-20 and Mutation No. 2008, 3111, 3118, 3175, 3184, M/s Ramprashtha Towers Pvt. Ltd. is the owner and in possession of the land mentioned in Rect. No. 72, Kila No. 4/2/2(3-11), 7/1/2(3-1), total land measuring 06 Kanal 12 Marla vide Mutation bearing No. 3184 dated 14.11.2013, M/s Jaipropbuild Pvt. Ltd. is the owner and in possession of the land mentioned in 3/2/2min(1-1), 4/2/1(3-01), 7/1/3min(2-0), total land measuring 06 Kanal 02 Marla vide Mutation bearing No. 3175 dated 24.10.2013 , M/s SA Infracon Pvt. Ltd. is the owner and in possession of the land mentioned in Rect. No. 67, Kila no.24/2(1-5) total land measuring 1 Kanal 05 Marla vide Mutation bearing No. 3118 dated 10.06.2013, M/s Ramprashtha Housing Pvt. Ltd is the owner and in possession of the land mentioned in 25/2(6-9), total land measuring 06 Kanal 9 Marla vide Mutation bearing No. 3111 dated 10.06.2013, Grand Total land measuring 20 Kanal 08 Marla or 2.55 acres situated within the revenue estate of Village-Hayatpur, Sector-84, Sub-Tehsil- Harsaru, District-Gurugram.

4. Thereafter a license no. 44 of 2019, issued by Town and Country Planning Department, Govt. of Haryana, in favour of M/s Ramprashtha



Towers Pvt. Ltd., M/s Jaipropbuild Pvt. Ltd., M/s SA Infracon Pvt. Ltd., M/s Ramprashtha Housing Pvt. Ltd., C/o M/s Ameya Commercial Projects Pvt. Ltd., G-3, Aditya Commercial Complex, Plot No.- 7, Preet Vihar, Delhi for setting up a Commercial Colony on the land measuring 2.55 Acre situated within the revenue estate of Village- Hayatpur, Sector- 84, Tehsil-Harsaru, District-Gurugram under The Haryana Development Regulation of Urban Area Act, 1975 & rule 1976 and the rules made thereunder vide Endst. No. LC-2901/Asstt.(AK)/2019/6367 dated 06.03.2019 which was valid upto 04.03.2024 which was renewed vide memo bearing No. LC-2901/Asstt(RK)/2024/9718 dated 15.03.2024 and now **valid upto 04.03.2026**.

5. The intending owners intend to know the legal position of the title in respect of the above said property as per their share along with title from where the title has been derived by the present owners.

I, Sachin Yadav, Advocate, do hereby certify as under:-

1. That I have thoroughly searched and examined the registration records being maintained in the office Registrar, Gurugram appointed under the Registration Act **from Sub Registrar Office-Harsaru, Gurugram** towards Inspection fee paid by me at these offices are attached with this report.
2. That the present property as per the revenue records available in the office of Registrar, Gurugram, and as per Jamabandi for the year 2019-20. The above said property is owned and possessed by above said land owners.
3. That the above said property is clear, marketable and free from all encumbrances, lien and charge, mortgage except the Land Mortgage to DTCP as per policy for Mortgage of licensed land in lieu of bank guarantee of EDC/IDW for colonies other than DDJAY of any kind.
4. That I am not related to the owners of the property, I do not have any concern with the property in any manner which may affect the value of my report as an independent legal Advisor.



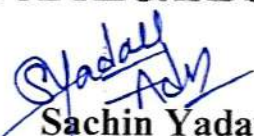
5. That as per my observation of all the documents of the property, I have come to the conclusion that above said land owners are owners in possession of above said land.

SCHEDULE-I



- Copy of Jamabandies for the years 2019-20 and mutation no. 2008, dated 27.02.2007, Mutation Bearing No. 3111 dated 10.06.2013, Mutation bearing No. 3118 dated 13.06.2013, Mutation No. 3175 dated 24.10.2013, Mutation bearing No. 3184 dated 14.11.2013. Copy of License bearing No. 44 of 2019 issued by the Town and Country Planning Department, Haryana which is valid upto 04.03.2026.
- Copy of previous revenue records of the said land.

WITH DUE REGARDS,


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District Courts Gurugram)
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