



Z. REHMAN & ASSOCIATES
ADVOCATES

27th February 2024

To,

M/s Uday Buildwell Private Limited
204, 1st Floor, A-6 LSC DDA Market,
PaschimVihar, New Delhi-110063.

QUERIST: M/S UDAY BUILDWELL PRIVATE LIMITED

Re: Title Search Report in respect of Commercial Colony being developed on freehold area measuring 1.025 acres (08 Kanal and 04 Marla) licensed vide License no. 204 of 2022 and License no. 189 of 2023 situated in the revenue estate of village Kanhai, Sector-45, GurugramManesar Urban Complex, Gurugram, Haryana (hereinafter referred to as 'Said Land') ownedby (i) Sh. Mohit Kumar Yadav son of Sh. Dharambir and (ii) Sh. MahenderSingh son of Sh. Ram Sharan(hereinafter referred to as 'Owners)and developed by M/s UdayBuildwell Private Limited having its registered office at204, 1st Floor, A-6 LSC DDA Market, PaschimVihar, New Delhi-110063. (hereinafter referred to as 'Developer).

FACTUAL MATRIX: -

The Querist has requested for conducting title verification in respect of the Said Land in light of the documents provided for verification purposes. Pursuant to the above, we have undertaken a search at Patwariof village Kanhai, Gurgaon.

It is submitted that undersigned has not made any internal inspection of the actual site to verify construction or the suitability of the Said Land.

Our Report in this regard is as under:

DESCRIPTION OF THE SAID LAND:

Total area is 1.025 acres and detail are given below:-

- (a) Land measuring **0.65 acres (05Kanal and 04 Marla)** comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), situated in the revenue estate of village Kanhai, Sector-45, Gurguram, Haryana AND



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

- (b) Land measuring **0.375 acres (03 Kanal and 00 Marla)** comprised in Rectangle no. 36, Killa no. 21/2 situated in the revenue estate of village Kanhai, Sector-45, Gurguram, Haryana.

NAME OF THE OWNERS

- i. Sh. Mohit Kumar Yadav son of Sh. Dharambir and
- ii. Sh. Mahender Singh son of Sh. Ram Sharan

DOCUMENTS SCRUTINIZED:

The Copy of the following documents were provided to us:

1. Copy of the license bearing no. 204 of 2022 dated 13.12.2022 for development of Commercial Colony over an area measuring 0.65 acres (05 Kanal and 04 Marla) under Left Over Land Pocket Policy comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), situated in the revenue estate of village Kanhai, Sector-45, Gurguram was granted/issued by DTCP in favour of Sh. Mahender Singh son of Sh. Ram Sharan in collaboration with M/s UdayBuildwell Pvt. Ltd. The said license is valid up to 12.12.2027.
2. Copy of the license bearing no. 189 of 2023 dated 15.09.2023 for development of Commercial Colony (under left over pocket policy) over an additional area measuring 0.375 acres (03 Kanal and 00 Marla) [in addition to license no. 204 of 2022 dated 13.12.2022 granted for setting up of Commercial Colony over an area measuring 0.65 acres] comprised in Rectangle no. 37, Killa no. 21/2, situated in the revenue estate of village Kanhai, Sector-45, Gurguram Manesar Urban Complex was granted/issued by DTCP in favour of Sh. Mohit Kumar son of Sh. Dharambir in collaboration with M/s UdayBuildwell Pvt. Ltd. The said license is valid up to 14.09.2028.
3. Copies of the Jamabandi for the year 1999-2000, 2004-2005, 2009-2010, 2014-2015 and 2019-2020 and relevant register intekals of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana.
4. Copy of the ownership certificate application dated 05.02.2024 along with the patwari report dated 08.02.2024 and signed by Tehsildar, Wazirabad, Gurugram on 09.02.2024 with respect to the land measuring 05 Kanal and 04 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), situated in the revenue estate of village Kanhai, Sector-45, Gurguram.



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

5. Copy of the ownership certificate application dated 05.02.2024 along with the patwari report dated 08.02.2024 and signed by Tehsildar, Wazirabad, Gurugram on 09.02.2024 with respect to the land measuring 03 Kanal and 00 Marla comprised in Rectangle no. 37, Killa no. 21/2, situated in the revenue estate of village Kanhai, Gurugram.

TYPE OF SAID LAND:-

Commercial Land under the License no. 204 of 2022 and License no. 189 of 2023 issued by Director of Town and Country Planning, Haryana.

TITLE CHAIN OF THE SAID LAND:-

In light of the submissions with regards to the ownership of Said Land, our opinion and views are summarized as under.

- a. From a perusal of the documents, we have observed that the **license bearing no. 204 of 2022** dated 13.12.2022 for development of Commercial Colony over an area measuring **0.65 acres (05 Kanal and 04 Marla)** under Left Over Land Pocket Policy comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), situated in the revenue estate of village Kanhai, Sector-45, Gurugram was granted/issued by DTCP in favour of Sh. Mahender Singh son of Sh. Ram Sharan in collaboration with M/s Uday Buildwell Pvt. Ltd. **The said license is valid up to 12.12.2027.**
- b. The chain of title in respect of the abovementioned land is given below:-
- i. **Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), measuring 00 Kanal and 10 Marla**
- As per the Jamabandi for the year of 2009-2010 bearing Khewat no. 111/109, Khatauni no. 124, **Haryana Vikas Sehri Pradhikaran** was the recorded owner of the land measuring **16 Kanal and 04 Marla** comprised in Rectangle no. 36, Killa no. 16(7-16), Rectangle no. 52, Killa no. 98(8-8) [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
 - As per the Jamabandi for the year of 2014-2015, bearing Khewat no. 113/111, Khatauni no. 126, **Haryana Vikas Sehri Pradhikaran** was the recorded owner of the land measuring **16 Kanal and 04 Marla** comprised in Rectangle no. 36, Killa no. 16(7-16), Rectangle no. 52, Killa



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

no. 98(8-8) [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.

- As per the Jamabandi for the year of 2019-2020, bearing Khewat no. 118/113, Khatauni no. 130, **Haryana VikasSehriPradhikaran** was the recorded owner of the land measuring **16 Kanal and 04 Marla** comprised in Rectangle no. 36, Killa no. 16(7-16), Rectangle no. 52, Killa no. 98(8-8) [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- During verification with the concerned Patwari, the Patwari verbally informed to us that the Khasra nos. 98/2(0-4), 98/3(0-2) are erroneously mentioned in Rectangle no. 36 in the License no. 204 of 2022 and Rectangle no. 52 in the aforesaid Jamabandi for the years of 2009-2010, 2014-2015 & 2019-2020.
- That, Haryana VikasSehriPradhikaran transferred/exchanged the land measuring **00 Kanal and 10 Marla** comprised in Khasra nos. 98/2(0-4), 98/3(0-2), Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana with **Sh. Mahender Singh son of Sh. Ram Sharan** vide "*Tabadlanama*" (Exchange Deed) bearing registration no. 1706 dated 25.05.2021 and mutation of the same are recorded in the Jamabandi vide mutation no. 1474. **It is to be noted that we have not been provided with the aforesaid Deed and reference of the same has been taken from the revenue record.**
- Under the said transfer/exchange, Haryana VikasSehriPradhikaran gave away all rights interests and title held in the land measuring **00 Kanal and 10 Marla** comprised in Khasra nos. 98/2(0-4), 98/3(0-2), Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1), in favour of **Sh. Mahender Singh son of Sh. Ram Sharan**. In return Sh. Mahender Singh son of Sh. Ram Sharan gave away land measuring 00 Kanal and 12 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/1/2(0-12), 25/2/1/1/4(0-0) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana.
- Consequent to the above said transfer/exchange, the Rectangle no. 36, Killa no. 16(7-16) and Khasra no. 98(8-8) were divided into three parts as (a) Killa no. 16/1(7-11-4), 16/2(0-3-3) and 16/3(0-1-2) AND (b) Khasra no. 98/1(7-1), 98/2(0-4-6) and 98/3(0-2-3) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana.



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

- Pursuant to the above, Sh. Mahender Singh son of Sh. Ram Sharan became the owner of the land measuring **00 Kanal and 10 Marla** comprised in Khasra nos. 98/2(0-4), 98/3(0-2), Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana.
- ii. **Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), measuring 04 Kanal and 14 Marla**
- As per the Jamabandi for the year of 1999-2000 bearing Khewat no. 133/126, Khatauni no. 164, **Sh. Mahender Singh son of Sh. Ram Sharan** was the recorded owner of the land measuring **16 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa no. 25/2(8-0), Rectangle no. 46, Killa no. 21(8-0) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
 - Vide inteqal no. 1218, we note that the out of the aforesaid **16 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa no. 25/2(8-0), Rectangle no. 46, Killa no. 21(8-0), the area admeasuring **14 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa no. 25/2/1(6-0), Rectangle no. 46, Killa no. 21(8-0) was acquired by Haryana ShehriVikasPradhikaran and the mutation of the same is recorded in the Jamabandi vide Mutation no. 1218 "BaiHasoolArazi" award no. 8 dated 23.03.1993.
 - As per the Jamabandi for the year of 2004-2005 bearing Khewat no. 72/133min, Khatauni no. 78, **Sh. Mahender Singh son of Sh. Ram Sharan** was the recorded owner of the land measuring **02 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/2(1-8), 25/2/3(0-12) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
 - As per the Jamabandi for the year of 2004-2005, bearing Khewat no. 109/89, Khatauni no. 122, **Haryana VikasSehriPradhikaran** was the recorded owner of the land measuring **06 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/1 [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
 - As per the online Jamabandi for the year of 2009-2010 bearing Khewat no. 74/72, Khatauni no. 80, **Sh. Mahender Singh son of Sh. Ram Sharan** was the recorded owner of the land measuring **02 Kanal and**



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

00 Marla comprised in Rectangle no. 36, Killa nos. 25/2/2(1-8), 25/2/3(0-12) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.

- As per the Jamabandi for the year of *2009-2010*, bearing Khewat no. 111/109, Khatauni no. 124, **Haryana VikasShehriPradhikaran** was the recorded owner of the land measuring **06 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/1 [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- As per the online Jamabandi for the year of *2014-2015* bearing Khewat no. 76/74, Khatauni no. 82, **Sh. Mahender Singh son of Sh. Ram Sharan** was the recorded owner of the land measuring **02 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/2(1-8), 25/2/3(0-12) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- As per the Jamabandi for the year of *2014-2015*, bearing Khewat no. 113/111, Khatauni no. 126, **Haryana VikasShehriPradhikaran** was the recorded owner of the land measuring **06 Kanal and 00 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/1 [along with various other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- Vide inteqal no. 1460, we note that the out of the aforesaid 06 Kanal and 00 Marla comprised in Rectangle no. 36, Killa no. 25/2/1, the area admeasuring 04 Kanal and 08 Marla comprised in Rectangle no. 36, Killa no. 25/2/1/1(2-16), 25/2/1/4(0-10), 25/2/1/3(1-2) relased from the acqutition and was transferred/returned by Haryana ShehriVikasPradhikaran to Sh. Mahender Singh son of Sh. Ram Sharanand the mutation of the same is recorded in the Jamabandi vide Mutation no. 1460 "SehatBaiHasoolArazi" and vide rapat no. 282 dated 12.02.2020.
- As per the Jamabandi for the year of *2019-2020* bearing Khewat no. 77/76, Khatauni no. 82, **Sh. Mahender Singh son of Sh. Ram Sharan** was the recorded owner of the land measuring **10 Kanal and 06 Marla** comprised in Rectangle no. 36, Killa nos. 25/2/1/1(2-16), 25/2/1/3(4-8), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/3(0-12) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

- That, Haryana VikasSehriPradhikarantransferred/exchanged the land measuring **00 Kanal and 10 Marla** comprised in Khasra nos. 98/2(0-4), 98/3(0-2), Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana with **Sh. Mahender Singh son of Sh. Ram Sharan** vide "**Tabadlanama**" (Exchange Deed) bearing registration no. 1706 dated 25.05.2021 and mutation of the same are recorded in the Jamabandi vide mutation no. 1474. **It is to be noted that we have not been provided with the aforesaid Deed and reference of the same has been taken from the revenue record.**
- Under the said transfer/exchange, Haryana VikasSehriPradhikarangave awayall rights interests and title held in the land measuring **00 Kanal and 10 Marla** comprised in Khasra nos. 98/2(0-4), 98/3(0-2), Rectangle no. 36, Killa nos. 16/2(0-3), 16/3(0-1), in favour of**Sh. Mahender Singh son of Sh. Ram Sharan**. In return Sh. Mahender Singh son of Sh. Ram Sharangave away land measuring 00 Kanal and 12 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/1/2(0-12), 25/2/1/1/4(0-0) situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana.
- That, vide '**SehatnamaInteqal**' bearing no. 1513, the inteqal/ mutation nos. 1218, 1460 and 1474 were rectified through Order passed by EO-II HSVP GGN bearing letter no. 1527 dated 06.02.2020 and Memo no. 629 dated 08.02.2021 and vide rapat no. 282 dated 12.02.2020 and rapat no. 478 dated 24.05.2022, as follows: Sh.Mahender Singh son of Sh. Ram Sharan became the owner of land measuring 05 Kanal and 16 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/1/1(1-2), **25/2/1/1/3(1-2), 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0)**, situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana and mutation of the same has been recorded in the jamabandi vide mutation no. 1513.
- Purusant to the above, Sh.Mahender Singh son of Sh. Ram Sharan became the owner of the land measuring 05 Kanal and 16 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/1/1(1-2), 25/2/1/1/3(1-2), 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0) AND it is noted that out of the aforesaid land, the land measuring 04 Kanal and 14 Marla comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2),



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2) is covered under the License no. 204 of 2022.

c. Afterwards, the **license bearing no. 189 of 2023** dated 15.09.2023 for development of Commercial Colony (under left over pocket policy) over an additional area measuring **0.375 acres (03 Kanal and 00 Marla)** [in addition to license no. 204 of 2022 dated 13.12.2022 granted for setting up of Commercial Colony over an area measuring 0.65 acres] comprised in Rectangle no. 37, Killa no. 21/2, situated in the revenue estate of village Kanhai, Sector-45, GurguramManesar Urban Complex was granted/issued by DTCP in favour of Sh. Mohit Kumar son of Sh. Dharambir in collaboration with M/s UdayBuildwell Pvt. Ltd. **The said license is valid up to 14.09.2028.**

d. The chain of title in respect of the abovementioned land is given below:-

- As per the Jamabandi for the year of 2009-2010, bearing Khewat no. 75/73, Khatauni no. 81, **Smt. SarojYadav wife of Sh. Dharambir** was the recorded owner of the land measuring **03 Kanal and 00 Marla** comprised in Rectangle no. 37, Killa no. 21/2 [along with some other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- As per the Jamabandi for the year of 2014-2015, bearing Khewat no. 77/75, Khatauni no. 83, **Smt. SarojYadav wife of Sh. Dharambir** was the recorded owner of the land measuring **03 Kanal and 00 Marla** comprised in Rectangle no. 37, Killa no. 21/2 [along with some other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.
- That, Smt. SarojYadav transferred the land measuring **03 Kanal and 00 Marla** comprised in Rectangle no. 37, Killa no. 21/2 [along with some other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram, Haryana, in favour of **Sh. Mohit Kumar Yadav son of Sh. Dharambir** vide 'ParivarikHastantaran' bearing registration no. 641 dated 15.06.2020 and mutation of the same has been recorded in the jamabandi vide mutation no. 1464. **It is to be noted that we have not been provided with the aforesaid Deed and reference of the same has been taken from the revenue record.**
- As per the Jamabandi for the year of 2019-2020, bearing Khewat no. 78/77, Khatauni no. 83, **Sh. Mohit Kumar Yadav son of Sh. Dharambir** was the recorded owner of the land measuring **06 Kanal**



18, Lawyers Chamber, Tehsil Building, Tis Hazari Courts, Delhi-110054.
(O) 23954496 (M) 9811498700, Email: advocatezrehman@gmail.com



Z. REHMAN & ASSOCIATES
ADVOCATES

and 00 Marla comprised in Rectangle no. 37, Killa no. 21/2 [along with some other land parcel] situated in the revenue estate of village Kanhai, Tehsil Wazirabad, District Gurugram.

- **Upon review of the 'Badar' (Correction) no. 6, we note that the area of Rectangle no. 37, Killa no. 21/2 was erroneously written in the aforesaid jamabandi for the year of 2019-2020 as 06 Kanal and 00 Marla instead of 03 Kanal and 00 Marla and the said error was duly rectified through the 'Badar' (Correction) no. 6.**
- e. Based on the documents provided to us and subject to our views herein above, we are of the opinion that the **co-Owner i.e. Sh. MahenderSingh** son of Sh. Ram Sharan to the land measuring **0.65 acres (05 Kanal and 04 Marla)** comprised in Rectangle no. 36, Killa nos. 25/2/1/3(1-2), 25/2/1/4(0-10), 25/2/2(2-0), 25/2/1/1/3(1-2), 16/2(0-3), 16/3(0-1), Khasra nos. 98/2(0-4), 98/3(0-2), situated in the revenue estate of village Kanhai, Sector-45, Gurguram, Haryana AND **co-Owner i.e. Sh. Mohit Kumar Yadav** son of Sh. Dharambir to land measuring **0.375 acres (03 Kanal and 00 Marla)** comprised in Rectangle no. 36, Killa no. 21/2 situated in the revenue estate of village Kanhai, Sector-45, Gurguram prima facie seems to be clear and marketable.
- f. From the development rights of the Said Land are vested with the Developer but the copy of the relevant documents (collaboration agreement / developer agreement etc.) has not been provided to us for our review.
- g. Our report basis the documents provided and verification of revenue record. In addition to the above, this report does not opine upon any pending litigation/legal claim and/or dispute that may be subsisting in relation to the Said Land, details whereof are not part of public records.

Our report is as above. In case of any Clarification, please feel free to revert.

For Z. Rehman & Associates


Z. Rehman
(Advocate)
D/2349/2006