

# Chander Parkash Batheja

**Advocate**

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**Date : 26.04.2024**

**TO WHOM IT MAY CONCERN**

Sub:- Non Encumbrance-cum-search report on the title to the land/property of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi** and **M/s Goldman Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi, With reference to the developments rights agreement in favour of Emperium Infrastructure Private Limited for part & parcel of land measuring 3.788 acres.**

Sir,

**(A) Description of the documents scrutinized**

Sr. No.	Name of Document	Whether original/No. Certified/Attested
1.	Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07, 2011-12, 2016-17 & 2021-22. of Village Basai.	Certified
2.	Mutations No. 4045, 5323, 5324, 5344, 5346, 5349, 5501, 5513, 5516, 5518, 5520, 5521, 5527, 5528, 5562, 5587, 5592, 5612, 5613, 5649, 5712, 5774, 5775, 6688, 6689	Photocopies
3.	Licenses No. 13 of 2008, 96 of 2010, 118 of 2011	Photocopies
4.	Developments Rights Agreement bearing Vasika No. 12936 dated 12.02.2024 area measuring 3.788 Acres.	Photocopy
5.	General Power of Attorney bearing Vasika No. 308 dated 12.02.2024	Photocopy
6.	Order of Director Town and Country Planning	Photocopy

**(B) Description of the Land**

Land bearing Khewat No. 15, Khatoni No. 16, Khasra No. 745/1 (33-16), 745/2(33-13) land measuring 67 Biswa 9 Biswansi, Khewat No. 97, Khatoni No. 102, Khasra No. 742/2(23-17), 743(148-0), land measuring 171 Biswa 17 Biswansi, Khewat No. 134, Khatoni No. 141, Khasra No. 741/2(81-15), 742/1/1(11-1), land measuring 92 Biswa 16 Biswansi, Khewat No. 136, Khatoni No. 143, Khasra No. 742/1/2(46-8) total measuring 46 Biswa 8 Biswansi, Khewat No. 193, Khatoni No. 215, Khasra No. 746Min(48-0), 746Min(47-0), total measuring 95 Biswa 0 Biswansi, Khewat No. 204, Khatoni No. 229, Khasra No. 751(29-0), 752/4(14-14), total measuring 43 Biswa 14 Biswansi, Khewat No. 468, Khatoni No. 506, Khasra No. 468/2 (48-0), total measuring 48 Biswa 0 Biswansi, Khewat No. 468, Khatoni No. 506, Khasra No. 468/1/2(46-0), total measuring 46 Biswa 0 Biswansi, Khewat No. 473, Khatoni No. 511, Khasra No. 469/2Min(66-15), total measuring 66Biswa 15 Biswansi, total measuring 677 Biswa 19 Biswansi(21.1859 Acre) situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.

**(C) Derivation of the title**

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

- (a) That as per Jamabandi for the year 1991-92, 1996-97, 2001-02& 2006-07 Shri Dayanand-Brahmanand-Birender alias Rajinder, Naresh Kumarsons of Shri Charan Singh was the co-owner in possession of land

  
Page | 2

bearing Khasra No. 745(10-2) alongwith other land to the extent of 1/3 share situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Aforesaid Shri Brahmanand S/o Shri Charan Singh expired on 08.05.1999 and his share in the above land was inherited by his legal heirs namely Smt. Santra Devi widow, Snehlata-Preeti daughters and Harish-Bharat Bhushan Sons of of Brahmanand in equal share and Mutation No. 5513 was entered and sanctioned on 29.01.2007 in the revenue record in this regard.

Aforesaid Dayanand -Virender alias Rajinder sons of Shri Charan Singh S/o Shri Ramji Lal sold their 1/6 share i.e. 1 Bigha 13 Biswa 13 Biswansi out of above land measuring 10 Bigha 2 Biswa in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi**, vide registered Sale Deed bearing Vasika No. 24283 dated 22.02.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5528 was entered and sanctioned on 26.02.2007 in the revenue record in this regard.

Thereafter the land was partitioned between the co-sharer vide Mutation of Partition bearing No. 5562 sanctioned on 22.04.2007 and in this partition Mr. Naresh Kumar son of Charan Singh 1/2 share, Smt. Santra Devi widow, Harish-Bharat Bhushan Sons and Snehlata-Preeti daughters of Brahmanand in equal 1/2 share became the owners in joint possession of land bearing Khasra No. 745/1(1-13-16) and **M/s Jubilant Malls Pvt. Ltd.** become the owner in possession of land bearing Khasra No. 745/2(1-13-13).

Thereafter aforesaid Shri Naresh Kumar S/o Shri Charan Singh sold his 1/2 share i.e. 0 Bigha 16 Biswa 18 Biswansi out of above land Measuring 1 Bigha 13 Biswa 16 Biswansi in favour of **M/s Jubilant**



**Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 28714 dated 11.03.2008 registered in the office of Sub Registrar Gurgaon and Mutation No. 5649 was entered and sanctioned on 31.03.2008 in the revenue record in this regard.

Similarly aforesaid Smt. Santra Devi widow, Harish-Bharat Bhushan Sons and Snehlata-Preeti daughters of Brahmanand sold their 1/2 share i.e. 0 Bigha 16 Biswa 18 Biswansi out of above land Measuring 1 Bigha 13 Biswa 16 Biswansi in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 25760 dated 30.03.2009 registered in the office of Sub Registrar Gurgaon and Mutation No. 5775 was entered and sanctioned on 02.09.2009 in the revenue record in this regard.

That as per Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07, Smt. Manju Kumari widow and Munish daughter of Hambir S/o Shri Om Prakash and karanvir-Atalvir sons and Smt. Sumitra- Ranwati, Karanwati, Vijay Laxmi- Jaiwati daughters and Smt. Hukamkaru widow of Om Parkash, Shri Satparkash son of Shri Hoshiyar Singh S/o Sita Ram, Rakesh Kumar- Naresh Kumar sons and Smt. Sushila Devi daughter and Smt. Narayani Devi widow of Ranbir Singh S/o Shri Hoshiyar Singh were coming as co-owner in joint possession of land bearing Khasra No. 741(4-18), 742Min(0-9) and 742(Min3-12) alongwith other land situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Aforesaid Karan Singh S/o Shri Om Parkash was expired on 13.09.2004 and his share in the above land was inherited by his legal heirs namely Smt. Shashi widow, and Smt. Sapna- Pammi daughters and Kunal-

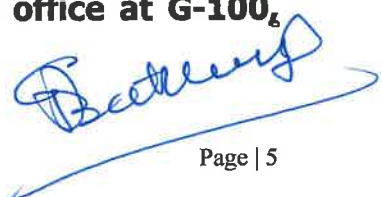
  
Page | 4

Sidharth son of Shri Karan Singh in equal share vide Mutation No. 5349 sanctioned on 12.04.2006.

Thereafter the land was partitioned between the co-sharer vide Mutations No. 5501& 5587 and in this partition Smt. Manju Kumari widow and Munish daughter of Hambir S/o Shri Om Prakash 50/71 share and Smt. Shashi widow, Smt. Sapna- Pammi daughters of Shri Karan Singh 21/71 share become the owners in possession of land bearing Khasra No. 742/2(1-3-17), 743(7-8-0) total measuring 8 Bigha 11 Biswa 17 Biswansi and Shri Atalbir S/o Shri Om Parkash 70/266 share, Kunal- Sidharth sons of Karanvir S/o Om Parkash 196/266 share becomes the owners in possession of land bearing Khasra No. 742/1/2(2-6-8) and Shri Satparkash son of Shri Hoshiyar Singh S/o Sita Ram, Rakesh Kumar- Naresh Kumar sons and Smt. Sushila Devi daughter and Smt. Narayani Devi widow of Ranbir Singh S/o Shri Hoshiyar Singh becomes the owners in possession of land bearing Khasra No. 741(4-18-0), 742/1/1(0-11-1).

Aforesaid Smt. Manju Kumari widow and Munish daughter of Hambir S/o Shri Om Prakash 50/71 share and Smt. Shashi widow, Smt. Sapna- Pammi daughters of Shri Karan Singh 21/71 share sold the above land measuring 8 Bigha 11 Biswa 17 Biswansi in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi**, vide registered Sale Deed bearing Vasika No. 19892 dated 21.12.2006 registered in the office of Sub Registrar Gurgaon and Mutation No. 5516 was entered and sanctioned on 26.12.2007 in the revenue record in this regard.

Aforesaid Shri Atalbir S/o Shri Om Parkash 70/266 share, Kunal- Sidharth sons of Karanvir S/o Om Parkash 196/266 share sold the above land bearing Khasra No. 742/1/2(2-6-8) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100,**



**Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 20050 dated 16.12.2009 registered in the office of Sub Registrar Gurgaon and Mutation No. 5774 was entered and sanctioned on 02.09.2009 in the revenue record in this regard.

Aforesaid Shri Satparkash son of Shri Hoshiyar Singh S/o Sita Ram, 315/630 share Rakesh Kumar- Naresh Kumar in equals 261/630 share, sons and Smt. Sushila Devi, 18/630 share daughter and Smt. Narayani Devi 36/630 share widow of Ranbir Singh S/o Shri Hoshiyar Singh sold the land bearing Khasra No. 741Min(4-1-15), 742/1/1(0-11-1) total measuring 4 Bigha 12 Biswa 16 Biswansi in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 2667 dated 01.05.2013 registered in the office of Sub Registrar Gurgaon and Mutation No. 6688 was entered and sanctioned on 20.05.2012 in the revenue record regarding the Khasra No. 741/2(4-1-15) and 742/1/1(0-11-1).

That as per Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07, Shri Ramanand - Bholaram sons of Shri Gugan S/o Shri Richpal were owners in possession of land bearing Khasra No. 11/1 (2-0), 468/2(2-8) total measuring 4 Bigha 8 Biswa situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.

Aforesaid Shri Bhola Ram S/o Shri Gugan was expired and his share in the above land was inherited by his legal heirs namely Smt. Khajani widow and Smt. Dayanand - Dilbag Singh- Kishore Singh- Sunil alias Satpal sons and Smt. Krishna - Amar Kaur daughters of Bhola Ram Shri Gugan vide Mutation of inheritance bearing No. 5346.





Aforesaid Shri Ramanand S/o Shri Gagan S/o Richhpal, 1/2 share Smt. Khajani widow of Bhola Ram 1/8 share and Smt. Dayanand - DilbagSingh- Kishore Singh- Sunil alias Satpal sons and Smt. Krishna - Amar Kaur daughters of Bhola Ram Shri Gagan in equal 3/8 share sold the above land bearing Khasra No. 468/2(2-8-0) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi**, vide registered Sale Deed bearing Vasika No. 15680 dated 22.10.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5613 was entered and sanctioned on 06..11.2007 in the revenue record in this regard.

That as per Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07, Shri Rampal Singh Shri Sant Ram S/o Shri Shish Ram was the owner in possession of land bearing Khasra No. 11/2(2-0), 468/1(2-7) total measuring 4 Bigha 7 Biswa situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Aforesaid Shri Rampal Singh Shri Sant Ram S/o Shri Shish Ram sold the above land bearing Khasra No. 468/1Min(2-7-0) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi**, vide registered Sale Deed bearing Vasika No. 30851 dated 29.03.2013 registered in the office of Sub Registrar Gurgaon and Mutation No. 6689 was entered and sanctioned on 20.05.2013 in the revenue record regarding the Khasra No. 4681/2(2-6-0).


That as per Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07, Shri Narayan Singh- Ranbir Singh- Kanwal Singh sons of Sultan Singh were the owners in possession of land bearing Khasra No. 469(5-8) total measuring 5 Bigha 8 Biswa situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Thereafter the land was partitioned between them vide Mutation of partition bearing No. 5592 and in this partition Shri Kanwal Singh S/o Shri Sultan Singh became the owners in possession of land bearing Khasra No. 469/2(4-6-12).

Aforesaid Shri Kanwal Singh S/o Shri Sultan Singh sold the above land bearing Khasra No. 469/2(4-6-12) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi**, vide registered Sale Deed bearing Vasika No. 15675 dated 30.10.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5612 was entered and sanctioned on 06.11.2007 in the revenue record in this regard.

That as per Jamabandi for the year 1991-92, 1996-97, 2001-02 & 2006-07 and Mutations No. 5323, 5324, Shri Rajinder S/o Shri Ran Narayan S/o Shri Umrao, Dinesh-Mukesh-Rakesh-naresh-Bimlesh sons Banarasi Das, Smt. Madhu D/o Shri Banarasi Das, Shri Krishan son Jainarayan S/o Umrao Singh Om Parkash- Jai Parkash- Ram Kishor S/o Banwari Lal S/o Umrao, Smt. Bimla Devi- Kamla Devi D/o Shri Banwari Lal S/o Shri Umrao were the owners in possession of land bearing Khasra No. 746Min(2-7), 746Min(2-8) total measuring 4 Bigha 15 Biswa situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Aforesaid Shri Rajinder S/o Shri Ran Narayan S/o Shri Umrao, 1/16 share, Dinesh-Mukesh-Rakesh-Naresh-Bimlesh sons Banarasi Das, in equal 1/6 share, Smt. Madhu D/o Shri Banarasi Das, 1/48 share, Shri Krishan son Jainarayan S/o Umrao Singh, 3/8 share Om Parkash- Jai Parkash- Ram Kishor S/o Banwari Lal S/o Umrao in equal 17/56 share, Smt. Bimla Devi- Kamla Devi D/o Shri Banwari Lal S/o Shri Umrao, 4/56 share sold the above land bearing Khasra No. 746Min(2-7), 746Min(2-8) total measuring 4 Bigha 15 Biswa in favour of **M/s Goldman Malls**



Page | 8



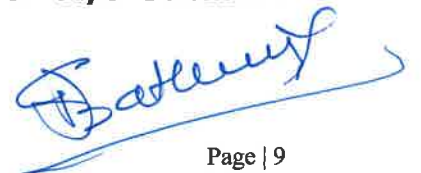
**Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 21856 dated 18.01.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5518 was entered and sanctioned on 26.02.2007 in the revenue record in this regard.

That as per Jamabandi for the year 1991-92, Shri Bal Kishan son and Smt. Parmeshwari widow of Shri Piyare Lal, Shri Ram & Jot Ram sons Shri Ghanshyam were the co-owners in joint possession of land bearing Khasra No. 752Min(0-3), 752Min(1-8), 753(1-12), total measuring 3 Bigha 3 Bishwa and Khasra No. 751(1-9) total measuring 1 Bigha 9 Biswa situated within the revenue estate of Village Basai, Tehsil Kadipur, Distric Gurugram.

Aforesaid Shri Jot Ram S/o Shri Ghadshyam expired on 08.07.1991 and his share in the above land was inherited by his legal heirs namely Shri Jagdev - Balbir Singh- Narayan Singh sons and Smt. Sarbati widow and Smt. Ganga Devi- Kanti- Ramwati- Radha daughters of Jot Ram S/o Shri Ghadshyam and Mutation of inheritance bearing No. 4045 was entered and sanctioned on 23.12.1997 in the revenue record in this regard.

And Shri Shri Ram S/o Shri Ghadshyam also expired on 11.12.2005 and his share in the above land was inherited by his legal heirs namely Shri Nand Kishore, Mahabir Singh sons and Smt. Roshni-Rewati daughter of Shri Ram S/o Ghadshyam and Mutation of inheritance bearing No. 5344 was entered and sanctioned on 12.04.2006 in the revenue record in this regard.

Aforesaid Shri Bal Kishan son and Smt. Parmeshwari widow of Shri Piyare Lal sold their 1/3 share i.e. 1 Bigha 1 Biswa out of Khasra No. 752Min(0-3), 752Min(1-8), 753(1-12), in favour of **M/s Jubilant**

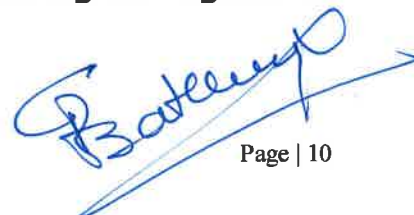


**Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 21861 dated 18.01.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5520 was entered and sanctioned on 26.02.2007 in the revenue record in this regard.

Aforesaid Nand Kishore, Mahabir Singh sons and Smt. Roshni-Rewati daughter of Shri Ram S/o Ghadshyam sold their 1/6 share i.e. 0 Bigha 10 Biswa 10 Biswansi out of Khasra No. 752Min(0-3), 752Min(1-8), 753(1-12) and also sold 1/3 share i.e. 0 Bigha 9 Biswa 13 Biswansi out of Khasra No. 751(1-9) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 22997 dated 05.02.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5521 was entered and sanctioned on 26.02.2007 in the revenue record in this regard.

Aforesaid Jagdev Son and Smt. Kanta Devi D/o Shri Jotram S/o Ghadshyam sold their 1/21 share i.e. 0 Bigha 3 Biswa 0 Biswansi out of Khasra No. 752Min(0-3), 752Min(1-8), 753(1-12) and also sold 2/21 share i.e. 0 Bigha 2 Biswa 15 Biswansi out of Khasra No. 751(1-9) in favour of **M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi,** vide registered Sale Deed bearing Vasika No. 22996 dated 05.02.2007 registered in the office of Sub Registrar Gurgaon and Mutation No. 5527 was entered and sanctioned on 26.02.2007 in the revenue record in this regard.

Thereafter the land was partitioned between the co-sharer vide Mutation of Partition bearing No. 5712 sanctioned 31.10.2008 and in this partition **M/s Jubilant Malls Pvt. Ltd. having its registered**



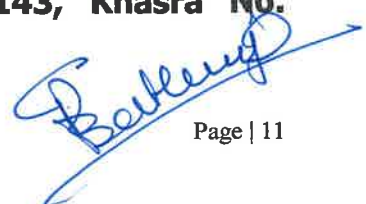
**office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi** became the owner in possession of land bearing Khasra No. 751(1-9-0), 752/4(014-14) total measuring 2 Bigha 3 Biswa 14 Biswansi.

Director, Town & Country Planning, Haryana Chandigarh also issued a License No. 13 of 2008 regarding the **Khasra No. 742/2(23-17), 743(148-0), 745/2(33-13), 469/2Min(66-15), 468/2(48-0), 746Min(48-0), 746 Min(47-0), 742/1/2(46-8), 745/1(33-16) total Measuring 15.4829 Acre. situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.**

Director, Town & Country Planning, Haryana Chandigarh issued a License No. 96 of 2010 regarding the **751(29-0), 752/4(14-14), total Measuring 1.36 Acre. situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.**

And Director, Town & Country Planning, Haryana Chandigarh issued a License No. 118 of 2011 regarding the **Khasra No.468/1/2(46-0), 741/2(81-15), 742/1/1(11-1) total measuring 4.3375 Acre situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.**

**That now as per jamabandi for the year 2011-12, 2016-17 & 2021-22, M/s Jubilant Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi is owner in possession of Land bearing Khewat No. 15, Khatoni No. 16, Khasra No. 745/1(33-16), 745/2(33-13) land measuring 67 Biswa 9 Biswansi, Khewat No. 97, Khatoni No. 102, Khasra No. 742/2(23-17), 743(148-0), land measuring 171 Biswa 17 Biswansi, Khewat No. 134, Khatoni No. 141, Khasra No. 741/2(81-15), 742/1/1(11-1), land measuring 92 Biswa 16 Biswansi, Khewat No. 136, Khatoni No. 143, Khasra No.**

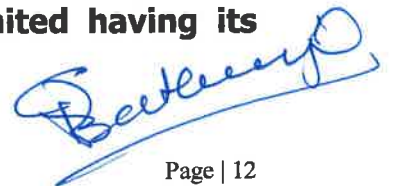


**742/1/2(46-8) total measuring 46 Biswa 8 Biswansi, KhewatNo. 204, Khatoni No. 229, Khasra No. 751(29-0), 752/4(14-14), total measuring 43 Biswa 14 Biswansi, Khewat No. 468, Khatoni No. 506, Khasra No. 468/2(48-0), total measuring 48 Biswa 0 Biswansi, Khewat No. 468, Khatoni No. 506, Khasra No. 468/1/2(46-0), total measuring 46 Biswa 0 Biswansi, Khewat No. 473, Khatoni No. 511, Khasra No. 469/2Min**

**(66-15), total measuring 66 Biswa 15 Biswansi, total measuring 582 Biswa 19 Biswansi (18.2172 Acre) situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram.**

**And as per jamabandi for the year 2011-12, 2016-17 & 2021-22, M/s Goldman Malls Pvt. Ltd. having its registered office at G-100, Road No. 13A, Kalindi Kunj, Jasola New Delhi is the owner in possession of land bearing Khewat No. 193, Khatoni No. 215, Khasra No. 746Min(48-0), 746Min(47-0), total measuring 95 Biswa 0 Biswansi (2.9687 Acre) situated within the revenue estate of Village Basai, Tehsil Kadipur, District Gurugram. That in the Khewat No. 193, Khatoni No. 215, Khasra No. 746Min(48-0) Shri Rajinder- Dinesh-Mukesh-Rakesh-Naresh- Bimlesh and others are coming as Gair Marusi.**

**M/s Jubilant Malls Pvt. Ltd. And M/s Goldman Malls Pvt. Ltd. and others companies (Land Owners Companies) through their authorised signatories entered into a registered Development Right Agreement bearing Vasika No. 12936 dated 12.02.2024 and also executed a General Power of Attorney bearing Vasika No. 308 dated 12.02.2023 both registered in the office of Sub Registrar Kadipur, in favour of Emperium Infrastructure Private Limited having its**



**registered office at 4, Tolstoy Marg, New Delhi-110001**  
regarding the land bearing License No. 13 of 2008, License No. 96 of 2010 and License No. 118 of 2011 for development of the larger project over the above land.

That the Development & Marketing right regarding the proportionate area measuring 3.788 acre, comprised in Khasra No. 742/2 Min, 743Min, 742/1/2Min (out of total licensed area measuring 15.4829 Acres) forming part of licence no. 13 of 2008 was granted in favour of **Emperium Infrastructure Private Limited** vide order bearing Endst. No. LC-1387-II-JE(SK)-2024/11643-48 dated 09.04.2024 issued by Director, Town and Country Planning Haryana Chandigarh.

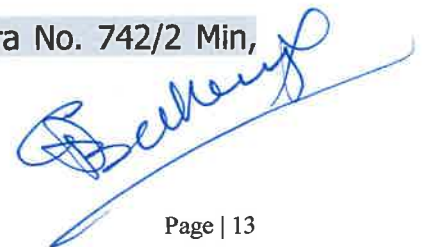
**(E) Encumbrance Certificate**

That I have inspected the record for the last 30 years in the office of Sub Registrar Office Gurugram and Kadipur as well as the office of Halqua Patwari regarding the part & parcel of land area measuring 3.788 acre, comprised in Khasra No. 742/2 Min, 743Min, 742/1/2Min (out of total licensed area measuring 15.4829 Acres) forming part of license no. 13 of 2008 and found that the applicant company is absolute owner in possession of the above land and the above land is not belongs to Any Gram Panchayat or any other Govt. Department and the above land is free from sorts of encumbrances except the land.

**(F) Certificate of title**

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the applicants have valid, clear and marketable title of ownership in the land measuring 3.788 acre, comprised in Khasra No. 742/2 Min,



743Min, 742/1/2Min (out of total licensed area measuring 15.4829 Acres) forming part of licence no. 13 of 2008.

2. The above land is not subject to any minor or any other claim.

**(G) Opinion of the lawyer**

That in my opinion the above stated land of the applicants companies is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said applicant has absolute and clear marketable title in the above land given in this search report **and it is particularly as per my opinion the part & parcel of land area measuring 3.788 acre, comprised in Khasra No. 742/2 Min, 743Min, 742/1/2Min (out of total licensed area measuring 15.4829 Acres) forming part of license no. 13 of 2008 is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said applicant has absolute and clear marketable title in the above land.**

*Yours Sincerely*



**Chander Parkash Batheja  
Gurugram.**