

# SIDDHARTH PARTAP SINGH

B.TECH, LLB, LLM( UNIVERSITY OF CALIFORNIA)

ADVOCATE

Email-Siddharthpartapsingh9@gmail.com. (M)--91-9971911717



SPS & Associates

## I. DETAILS OF PROPERTY:

All that pieces and parcels of land admeasuring 54 Kanal 3 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana as detailed herein below:

S. No.	RECTANGLE NO.	KILA NO.	AREA	
			KANAL	MARLA
1.	28	18	8	0
2.	28	20/1	2	2
3.	28	19	8	0
4.	28	13/1	6	14
5.	28	13/2	1	6
6.	28	17	5	6
7.	28	23/2	6	15
8.	28	24	8	0
9.	40	3	8	0
TOTAL			54	3

## I. TITLE REPORT:

Land admeasuring 14 Kanal 15 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel - 1").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	24	8	0	Chahi
TOTAL			8	0	

## FLOW OF TITLE:

English Calendar Year	Name of Khatedar
Jamabandi Year - 2001-02, Khewat No. 1014, Khatoni No. 1218	i. Rohtash son of Somera - Lakhmi son of Bhiku son of Ram Singh - jointly entitled to 83/160 share ii. Sahab Singh son of Ram Singh son of Puran - entitled to 22/160 share
This Khasra is belong to Rectangle No. 28, Killa No. 24 (8-0)	iii. Sanjay son of Sahab Ram son of Ram Singh - entitled to 19/160 share iv. Munshi Ram - Ram Kishan sons of Natthan Singh



son of Chajjan – entitled to 2/160 share  
v. Smt. Koshalya Devi widow of Raja Ram son of Jinda  
Ram – entitled to 34/160 share

**CHANGE IN OWNERSHIP:**

1. Mutation No. 18106 dated 04.03.2010 is not relevant for present exercise.
2. Vide Mutation no. 20162 dated 13.11.2011 – Ajit Singh son of Daljit Singh sold his 288/1440 share and Rohtash son of Somera sold his 373/1440 share out of Land Parcel -1 – total share 661/1440 share to Pushpa wife of Jai Bhagwan vide sale deed bearing registered document no. 4112 dated 05.09.2011. The copy of the mutation is seen and duly approved. The copy of the certified copy of the sale deed bearing document no. 4112 dated 05.09.2011 is also seen and verified.
3. Vide Mutation No. 20932 dated 08.01.2013 – Smt. Pushpa wife of Jai Bhagwan Yadav sold her 661/1440 share out of Rectangle No. 28 Killa no. 24 (8-0) total admeasuring 8 Kanal 0 Marla equivalent to 3 Kanal 13 Marla 4 Sarsai to in favour of Smt. Snehlata wife of Tarun Kumar vide Registered Sale Deed no. 9236 dated 30.03.2012. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 9236 dated 30.03.2012 is seen and verified.
4. Vide Mutation No. 22641 dated 19.12.2013 – Upon demise of Koshalya Devi widow of Raja Ram on 27.11.2010, the names of her legal heirs were substituted namely Smt. Sakuntla Devi wife of Mahender Pratap son of Raja Ram vide registered Will bearing no. 166 dated 21.01.2009. The copy of mutation is seen and is duly approved.
5. Vide Mutation No. 26287 dated 21.02.2019 – Smt. Snehalata wife of Tarun Kumar transferred her 661/1440 share out of Rectangle No. 28 Killa no. 24 (8-0) total admeasuring 8 Kanal 0 Marla equivalent to 3 Kanal 13 Marla 4 Sarsai to in favour of Tarun Kumar son of Jai Narayan vide Registered Transfer Deed no. 3758 dated 14.12.2017. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 3758 dated 14.12.2017 is seen and verified.
6. Vide Mutation No. 26326 dated 18.03.2019 – Upon demise of Sahab Ram son of Ram Singh on 29.12.2018, the names of her legal heirs were substituted namely Sanjay Kumar – Rakesh – Satish sons of Sahab Ram vide registered will bearing no. 48 dated 07.06.2018 and rapat no. 548 dated 04.03.2019. The copy of mutation is seen and is duly approved.
7. Vide Mutation No. 26560 dated 04.06.2019 – Tarun Kumar son of Jai Narayan transferred his 661/2880 share out of Rectangle No. 28 Killa no. 24 (8-0) total admeasuring 8 Kanal 0 Marla equivalent to 1 Kanal 16 Marla 6 Sarsai in favour of Ajay Kumar son of Jai Narayan vide registered Transfer Deed no. 6978 dated 06.03.2019. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 6978 dated 06.03.2019 is seen and verified.



8. Mutation No. 26057 - Vide Mutation no. 26057 dated 26.12.20218, Lakhmi son of Bhiku son of Ram Singh sold his 30/1440 share out of Land Parcel – 1 to Poonam wife of Ramesh vide registered sale deed bearing document no. 4430 dated 06.02.2018. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 4430 dated 06.02.2018 is seen and verified.
9. Mutation No. 28057 dated 25.08.2021 is not relevant for present exercise.
10. Vide Mutation No. 29732 dated 16.10.2023 – The Land bearing Khewat no. 1538 Rectangle No. 28 Killa No. 21/2 (1-2), 22 (8-0), Khewat no. 1014 Rectangle No. 28 Killa No. 24 (8-0), Khewat no. 1015 Rectangle No. 28 Killa No. 23 (8-0) was bifurcated and partitioned in the following manner:-
- Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) – Asha Saini daughter of Santosh Kumar Saini became entitled to 442/2655 share – Balwan son of Bhim Singh @ Bhikhu became entitled to 133/2655 share – Sunil – Ajay sons of Vijay Pal became jointly entitled to 180/2655 share – Sanjay son of Sahab Ram become entitled to 558/2655 share – Rakesh – Satish sons of Sahab Ram became jointly entitled to 774/2655 share – Prakasho Devi wife of Vijay Pal became entitled to 36/2655 share – Lakhmi Chand son of Bhikhu became entitled to 102/2655 share – Vijay Pal son of Bhikhu became entitled to 47/2655 share Ram – Vinod Saini – Lokesh Saini sons of Dharamvir became jointly entitled to 214/2655 share – Ajeet Singh son of Daljeet Singh became entitled to 169/2655 share.
  - Rectangle No. 28 Killa No. 21/2 (1-2), 22 (8-0) and 23/1 (1-5) – Jeet Ram son of Sumera @ Samer Singh became entitled to 84/1863 share – Dharamvir – Suresh Kumar sons of Khyati ram became jointly entitled to 60/1863 share – Sube Singh son of Bihari Lal became entitled to 56/1863 share – Bijender son of Amar Singh became entitled to 7/1863 share – Sunita wife of Bijender became entitled to 7/1863 share – Saurabh – Nishant sons of Ramesh became jointly entitled to 182/1863 share – Hemwati Devi wife of Surender Kumar became entitled to 15/1863 share – Rajesh Kumar son – Poonam daughter of Maan Singh became jointly entitled to 30/1863 share – Sarla Devi wife of Roshan Lal became entitled to 30/1863 share – Gyanwati wife of Mohan Lal became entitled to 30/1863 share – Urmila Devi wife of Udamvir became entitled to 30/1863 share – Munshi Ram son of Ram Kishan became entitled to 12/1863 share – Ram Kishan son of Natthan Singh became entitled to 12/1863 share – Shakuntla Devi wife of Mahender Pratap became entitled to 306/1863 share – Poonam wife of Ramesh became entitled to 30/1863 share – Tarun Kumar – Ajay Kumar sons of Jai Narayan became entitled to 663 /1863 share – Sohan Dai widow of Ram Singh became entitled to 180/1863 share – Saurabh Saini – Nishant Saini sons – Sobha Saini daughter – Rekha Sini widow of Ramesh son of Bhikhu Ram became jointly entitled to 48/1440 share and Rohtash son of Sumera became entitled to 81/1863 share.

By virtue of the order passed by Assistant Collector 1st grade Sohna in a partition



Case bearing No. 299/N.T. vide order dated 06.10.2023 and rapat no. 193 dated 13.10.2023. The copy of mutation is seen and is duly approved. The copy of order passed by Assistant Collector 1st grade Sohna in a partition Case bearing No. 299/N.T. vide order dated 06.10.2023 is seen and verified.

11. Vide Mutation No. 29774 dated 08.11.2023 – Balwan son of Bhim Singh @ Bhikhu transferred his 133/2655 share – Sunil – Ajay sons of Vijay Pal transferred their 180/2655 share – Sanjay son of Sahab Ram transferred his 558/2655 share – Rakesh – Satish sons of Sahab Ram transferred their 774/2655 share – Prakasho Devi wife of Vijay Pal transferred her 36/2655 share – Lakhmi Chand son of Bhikhu Ram transferred his 102/2655 share – Vijay Pal son of Bhikhu Ram transferred his 47/2655 share – Vinod Saini – Lokesh Saini sons of Dharamvir transferred their 214/2655 share – Ajit Singh son of Daljit Singh transferred his 169/2566, total 2213/2655 share out of Rectangle No. 28 Killa no. 23/2 (6-15), 24 (8-0) admeasuring to 12 Kanal 5 Marla 8 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 10146 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of Registered Sale Deed no. 10146 dated 26.10.2023 is seen and verified.
12. The Mutation no. 29777 dated 08.11.2023 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise.– Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified. Upon verification of the Transfer Deed, it was noticed that Asha Saini had sold 442/2655 share out of Land Parcel – 1 to Santosh Kumar Saini, which is not mentioned in Mutation no. 29777. The mutation be got corrected accordingly.
13. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40//3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 1: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications**



mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 1.

- i. M/s Adore Buildcon LLP – entire share out of Rectangle no. 28 Kila no. 24(8-0) total admeasuring 8 Kanal 0 Marlas

## II. TITLE REPORT:

Land admeasuring 14 Kanal 15 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel – 2").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	23/2	6	15	Chahi
	<b>TOTAL</b>		<b>8</b>	<b>0</b>	

## FLOW OF TITLE:

English Calendar Year	Name of Khatedar
Jamabandi Year – 2001-02, Khewat No. 1015, Khatoni No. 1219 <b>This Khasra is belong to Rectangle No. 28, Killa No. 23 (8-0)</b>	<ol style="list-style-type: none"> <li>i. Krishan – Jeet Ram sons of Sumera son of Ram Singh – jointly entitled 1/8 share</li> <li>ii. Bhukhu – Sahab Ram sons – Smt. Sumrati – Anbhi – Badami – Dundi daughters – Smt. Sohan Dei widow of Ram Singh son of Puran – jointly entitled 7/8 share</li> </ol>

## CHANGE IN OWNERSHIP:

1. Vide Mutation No. 10877 dated 18.10.2001 – Sumera son of Ram Singh released his 1/8 share in favour of Krishan – Jeet Ram son of Sumera vide registered Release Deed no. 1358 dated 10.09.2001. The copy of mutation is seen and is duly approved.
2. Vide Mutation No. 21058 dated 25.05.2012 – Bhiku son of Ram Singh released his 1/8 share in favour of Dharamvir – Balwan sons of Bhiku entitled to 1/16 share – Sunil – Ajay sons of Vijaypal – Sourabh – Nishant sons of Ramesh son of Bhiku jointly entitled to 1/16 share vide Registered Release Deed no. 789 dated 01.05.2012. The copy of mutation is seen and is duly approved.
3. Vide Mutation No. 26326 dated 18.03.2019 – Upon demise of Sahab Ram son of Ram Singh on 29.12.2018, the names of her legal heirs were substituted namely Sanjay Kumar – Rakesh – Satish sons of Sahab Ram vide registered will bearing no. 48 dated 07.06.2018 and rapat no. 548 dated 04.03.2019. The copy of mutation is seen and is duly approved.
4. Vide Mutation No. 28955 dated 02.11.2022 – Upon demise of Krishan son of Sumera



Singh @ Sumera on 09.04.2007, the names of his legal heirs were substituted namely Smt. Sunita widow – Rahul son – Smt. Nisha – Himanshi – Payal daughters of Krishan vide rapat no. 137 dated 12.10.2022. The copy of mutation is seen and is duly approved.

5. Vide Mutation No. 29066 dated 14.12.2022 – Smt. Himanshi – Payal – Nisha daughters of Krishan (Nisha through her attorney Rahul son of Krishan vide registered power of attorney no. 69 dated 16.09.2022) transferred their 1/10 share out of Rectangle No. 28 Killa no. 21/2 (1-2), 22 (8-0) admeasuring to 0 Kanal 18 Marla 2 Sarsai and 51/720 share out of Rectangle No. 28 Killa no. 23 (8-0) admeasuring to 0 Kanal 11 Marla 3 Sarsai, total admeasuring 1 Kanal 9 Marla 5 Sarsai in favour of Smt. Sunita Devi wife of Krishan vide registered Transfer Deed no. 8266 dated 10.11.2022. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 8266 dated 10.11.2022 is seen and verified.

6. Vide Mutation No. 29402 dated 31.05.2023 –

i. Sunita widow sold her 68/720 share – Rahul son of Krishan @ Kishan Kumar son of Sumer sold his 17/720 share out of Rectangle No. 28 Killa no. 23 (8-0), total share 85/720 share, admeasuring to 0 Kanal 18 Marla 8 Sarsai;

ii. Gurbachan Singh son of Dharamvir son of Rishal Singh sold his 1/2 share – Digvijay Singh – Monil Singh son of Narender Singh @ Narender sold their 1/2 share out of Rectangle No. 28 Killa no. 13/1 (6-4), 13/2 (1-6), total admeasuring 8 Kanal 0 Marla;

iii. Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishawar Singh Saini sold their 153/2880 share – Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh sold their 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), total 195/2880 share. admeasuring to 0 Kanal 10 Marla 8 Sarsai;

iv. Rakesh Kumar – Hemant Saini sold their 4/75 share – Dheeraj Yadav – Dinesh sold their 1/160 share out of Rectangle No. 28 Killa no. 19 (8-0), total 143/2400 share, admeasuring to 0 Kanal 9 Marla 5 Sarsai;

in favour of Smt. Asha Saini daughter of Santosh Kumar Saini vide Registered Sale Deed no. 2020 dated 24.05.2023. The copy of mutation is seen and is duly approved.

7. Vide Mutation No. 29528 dated 23.08.2023 – Dharambir son of Bhiku Ram son of Ram Singh transfer his 13/240 share out of Rectangle No. 28 Killa no. 23 (8-0), admeasuring to 0 Kanal 8 Marla 6 Sarsai in favour of Vinod Kumar – Lokesh Saini sons of Dharambir vide Registered Transfer Deed no. 6923 dated 30.09.2022. The Mutation is Duly approved. The copy of registered Transfer Deed no. 6923 dated 30.09.2022 is seen and verified.

8. Vide Mutation No. 29627 dated 22.09.2023 – Upon demise of Ramesh son of Bhiku



Ram on 26.01.2015, the names of his legal heirs were substituted namely Sourabh Saini – Nishant Saini sons – Sobha Saini daughter – Rekha Saini widow of Ramesh vide rapat no. 68 dated 15.09.2023. The copy of mutation is seen and is duly approved.

9. Vide Mutation No. 29732 dated 16.10.2023 – The Land bearing Khewat no. 1538 Rectangle No. 28 Killa No. 21/2 (1-2), 22 (8-0), Khewat no. 1014 Rectangle No. 28 Killa No. 24 (8-0), Khewat no. 1015 Rectangle No. 28 Killa No. 23 (8-0) was bifurcated and partitioned in the following manner:-

- i. Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) – Asha Saini daughter of Santosh Kumar Saini became entitled to 442/2655 share – Balwan son of Bhim Singh @ Bhikhu became entitled to 133/2655 share – Sunil – Ajay sons of Vijay Pal became jointly entitled to 180/2655 share – Sanjay son of Sahab Ram become entitled to 558/2655 share – Rakesh – Satish sons of Sahab Ram became jointly entitled to 774/2655 share – Prakasho Devi wife of Vijay Pal became entitled to 36/2655 share – Lakhmi Chand son of Bhikhu became entitled to 102/2655 share – Vijay Pal son of Bhikhu became entitled to 47/2655 share Ram – Vinod Saini – Lokesh Saini sons of Dharamvir became jointly entitled to 214/2655 share – Ajeet Singh son of Daljeet Singh became entitled to 169/2655 share.
- ii. Rectangle No. 28 Killa No. 21/2 (1-2), 22 (8-0) and 23/1 (1-5) – Jeet Ram son of Sumera @ Samer Singh became entitled to 84/1863 share – Dharamvir – Suresh Kumar sons of Khyati ram became jointly entitled to 60/1863 share – Sube Singh son of Bihari Lal became entitled to 56/1863 share – Bijender son of Amar Singh became entitled to 7/1863 share – Sunita wife of Bijender became entitled to 7/1863 share – Saurabh – Nishant sons of Ramesh became jointly entitled to 182/1863 share – Hemwati Devi wife of Surender Kumar became entitled to 15/1863 share – Rajesh Kumar son – Poonam daughter of Maan Singh became jointly entitled to 30/1863 share – Sarla Devi wife of Roshan Lal became entitled to 30/1863 share – Gyanwati wife of Mohan Lal became entitled to 30/1863 share – Urmila Devi wife of Udamvir became entitled to 30/1863 share – Munshi Ram son of Ram Kishan became entitled to 12/1863 share – Ram Kishan son of Natthan Singh became entitled to 12/1863 share – Shakuntla Devi wife of Mahender Pratap became entitled to 306/1863 share – Poonam wife of Ramesh became entitled to 30/1863 share – Tarun Kumar – Ajay Kumar sons of Jai Narayan became entitled to 663/1863 share – Sohan Dai widow of Ram Singh became entitled to 180/1863 share – Saurabh Saini – Nishant Saini sons – Sobha Saini daughter – Rekha Saini widow of Ramesh son of Bhikhu Ram became jointly entitled to 48/1440 share and Rohtash son of Sumera became entitled to 81/1863 share.

By virtue of the order passed by Assistant Collector 1st grade Sohna in a partition Case bearing No. 299/N.T. vide order dated 06.10.2023 and rapat no. 193 dated 13.10.2023. The copy of mutation is seen and is duly approved. The copy of order



passed by Assistant Collector 1st grade Sohna in a partition Case bearing No. 299/N.T. vide order dated 06.10.2023 is seen and verified.

10. Vide Mutation No. 29774 dated 08.11.2023 – Balwan son of Bhim Singh @ Bhikhu transferred his 133/2655 share – Sunil – Ajay sons of Vijay Pal transferred their 180/2655 share – Sanjay son of Sahab Ram transferred his 558/2655 share – Rakesh – Satish sons of Sahab Ram transferred their 774/2655 share – Prakasho Devi wife of Vijay Pal transferred her 36/2655 share – Lakhmi Chand son of Bhikhu Ram transferred his 102/2655 share – Vijay Pal son of Bhikhu Ram transferred his 47/2655 share – Vinod Saini – Lokesh Saini sons of Dharamvir transferred their 214/2655 share – Ajit Singh son of Daljit Singh transferred his 169/2566, total 2213/2655 share out of Rectangle No. 28 Killa no. 23/2 (6-15), 24 (8-0) admeasuring to 12 Kanal 5 Marla 8 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 10146 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of Registered Sale Deed no. 10146 dated 26.10.2023 is seen and verified.
14. The Mutation no. 29777 dated 08.11.2023 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise.– Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified. Upon verification of the Transfer Deed, it was noticed that Asha Saini had sold 442/2655 share out of Land Parcel –2 to Santosh Kumar Saini, which is not mentioned in Mutation no. 29777. The mutation be got corrected accordingly.
15. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40//3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 2: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares**



**in the Land Parcel – 2.**

- i. M/s Adore Buildcon LLP became sole and exclusively entitled to Rectangle no. 28 Kila no. 23/2 (6-15) total admeasuring 6 Kanal 15 Marlas.

**III. TITLE REPORT:**

Land admeasuring 10 Kanal 2 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel – 3").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	18	8	0	Chahi
2.	28	20/1	2	2	Chahi
	<b>TOTAL</b>		<b>10</b>	<b>2</b>	

**FLOW OF TITLE:**

English Calendar Year	Name of Khatedar
Jamabandi Year – 2001-02, Khewat No. 1061, Khatoni No. 1283	i. Inderpal – Mohan sons of Hari Singh son of Ganga Ram – jointly entitled 1/3 share ii. Hukam Singh son of Ganga Ram son of Nawal Singh – entitled 1/3 share
<b>This Khasra is belong to Rectangle No. 28, Killa No. 18 (8-0), 20/1 (2-2)</b>	iii. Smt. Darshna Devi widow – Dinesh Kumar – Ravinder Kumar – Manish Kumar – Sachin Kumar sons of Suresh Kumar son of Radhe Shayam entitled 1/21 share iv. Smt. Kailash Devi – Kamal – Vimla – Sharda – Sarla daughters – Smt. Suraj Devi widow of Radhey Shayam son of Ram Prashad – jointly entitled to 6/21 share

**CHANGE IN OWNERSHIP:**

1. Vide Mutation no. 10656 dated 24.05.2001 – Upon demise of Hari Singh son of Ganga Ram on 28.04.2000, the names of her legal heirs were substituted namely Inder Pal – Mohan Lal sons of Hari Singh vide Registered will bearing no. 20 dated 18.08.1983 and rapat no. 453 dated 12.05.2001. The copy of mutation is seen and is duly approved.
2. Vide Mutation no. 11009 dated 01.02.2002 - Upon demise of Suresh son of Radhey Shyam on 12.06.1998, the names of his legal heirs were substituted namely Smt. Darshan Devi widow – Dinesh Kumar – Ravinder Kumar – Manish Kumar and Sachin Kumar sons of Suresh Kumar vide rapat no. 329 dated 16.11.2002. The copy of mutation is seen and is duly approved.
3. Vide Mutation no. 11999 dated 29.01.2004 – Inder Pal – Mohan sons of Hari Singh



- released their 1/3 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal – 7 Marlas, 47/320 share out of Rectangle No. 28// 17 (8-0) admeasuring to 1 Kanal – 4 Marlas, 7/105 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 11 Marlas, total admeasuring to 5 Kanal 2 Marla 0 Sarsai in favour of Smt. Sharda @ Devi daughter of Ganga Ram vide registered Release Deed no. 1767 dated 15.12.2003. The copy of mutation is seen and is duly approved. The Registered Release Deed no. 1767 dated 15.12.2003 is seen and verified.
4. Vide Mutation no. 12005 dated 01.06.2006 – Upon demise of Hukam Singh son of Ganga Ram on 15.09.2002, the names of her legal heirs were substituted namely Tara Chand – Ranjit Singh – Sanjay Kumar sons of Hukam Singh vide Registered will bearing no. 100 dated 07.02.2002. The copy of mutation is seen and is duly approved.
  5. Vide Mutation no. 16807 dated 13.2008 – Upon demise of Smt. Surju @ Surjo widow of Radhey son of Ram Prasad on 21.09.2007, the names of her legal heirs were substituted namely, Smt. Kailash Devi – Kamal – Bimla – Sarla – Sharda daughters of Smt. Surju @ Surjo became jointly entitled to 5/126 share – Dinesh Kumar – Ravinder Kumar – Manish – Sachin Kumar sons – Smt. Darshan Devi widow Suresh son of Radhey became jointly entitled to 1/126 share vide rapat no. 690 dated 10.03.2008. The copy of mutation is seen and is duly approved.
  6. Vide Mutation no. 24563 dated 28.11.2016 – Smt. Bimla – Sarla daughters of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal – 2 Marlas – 4 Sarsai, 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 5 Sarsai in favour of Dinesh – Ravinder – Manish – Sachin Kumar sons of Suresh Kumar son of Radhey vide registered Release Deed no. 3136 dated 10.10.2016. The copy of mutation is seen and is duly approved.
  7. Vide Mutation no. 25360 dated 26.04:2018 – Smt. Kailash – Kamal daughter of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal – 2 Marlas – 4 Sarsai, 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 3 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Suresh Kumar son of Radhey Shyam vide registered Release Deed no. 3479 dated 28.11.2017. The copy of mutation is seen and is duly approved.
  8. Vide Mutation no. 29106 dated 16.01.2023 – Upon demise of Smt. Sharda daughter of Radhey Shyam on 06.01.2006, the names of her legal heirs were substituted namely, Sandeep – Rahul Saini – Deepak sons of Sharda daughter of Radhey Shyam. vide rapat no. 337 dated 06.01.2023. The copy of mutation is seen and is duly approved.



9. Vide Mutation no. 29469 dated 14.07.2023 – Rahul Saini – Deepak sons of Sharda daughter of Radhey Shyam released their 1/27 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 7 Marlas – 4 Sarsai, 1/27 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 5 Marlas – 8 Sarsai, 10/243 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 6 Marlas – 5 Sarsai, total admeasuring to 0 Kanal 19 Marla 8 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Suresh Kumar son of Radhey Shyam vide registered Release Deed no. 3480 dated 20.06.2023. The copy of mutation is seen and is duly approved. The registered Release Deed no. 3480 dated 20.06.2023 is seen and verified.

10. Vide Mutation no. 29642 dated 03.10.2023 – Sandeep son of Smt. Sharda daughter of Radhey Shyam released their 1/54 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 3 Marlas – 7 Sarsai, 1/54 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, 10/486 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, total admeasuring to 0 Kanal 9 Marla 7 Sarsai in favour of Manish – Dinesh – Ravinder Kumar – Sachin sons of Suresh Kumar son of Radhey Shyam vide Registered Release Deed no. 5274 dated 18.08.2023. The copy of mutation is seen and is duly approved. The copy of registered Release Deed no. 5274 dated 18.08.2023 is seen and verified.

11. Vide mutation no. 29775 dated 08.11.2023 –

- i. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 586/1818 share – Darshan Devi wife of Suresh Kumar sold their 20/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), total 606/1818 share, admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 463/1440 share – Darshan Devi wife of Suresh Kumar sold their 17/1440 share out of Rectangle No. 28// 19 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;
- iii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 464/1440 share – Darshan Devi wife of Suresh Kumar sold their 16/1440 share out of Rectangle No. 40// 3 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;

total admeasuring to 8 Kanal 14 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 9990 dated 23.10.2023. The copy of mutation is seen and is duly approved. The registered Sale Deed no. 9990 dated 23.10.2023 is seen and verified.

12. Vide mutation no. 29776 dated 08.11.2023 –



- i. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) 606/1818 share admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 96/1440 share, Chander Kala widow Satpal sold her 19/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 96/1440 share, total 211/1440 share out of Rectangle No. 28// 19 (8-0), admeasuring to 1 Kanal – 3 Marlas – 4 Sarsai;
- iii. Gugan Singh – Mohan Lal sons of Kudiya sold their 204/1440 share, Savitri daughter of Kudiya sold her 6/1440 share, Pradeep Saini son of Jeet Ram son of Kudiya sold his 78/1440 share, Chander Kala widow Satpal sold her 96/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 480/1440 share, total 864/1440 share out of Rectangle no. 40// 3 (8-0) admeasuring to 4 Kanal – 16 Marlas – 0 Sarsai;
- iv. Tara Chand – Ranjit – Sanjay Kumar sons of Hukam Singh sold their 216/2880 share – Mohan Lal son of Kudiya sold his 18/2880 share - Gugan Singh son of Kudiya sold his 80/2880 share – Pradeep Saini son of Jeet Ram sold his 20/2880 share – Chander Kala widow of Satpal sold her 264/2880 share – Deepak Saini – Vinod Saini sons of Daan Singh sold their 576/2880 share, total 1174/2880 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 3 Kanal – 5 Marlas – 2 Sarsai;

total admeasuring to 12 Kanal 12 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide Registered Sale Deed no. 10125 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10125 dated 26.10.2023 is seen and verified.

13. Vide Mutation No. 29779 dated 08.11.2023 – Smt. Sharda @ Devi wife of Radhey Shyam transferred her 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal 7 Marlas 3 Sarsai, 47/320 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring to 1 Kanal 4 Marlas 0 Sarsai, and 96/1440 share out of Rectangle No. 28 Killa no. 19 (8-0) admeasuring to 0 Kanal 11 Marlas 0 Sarsai, total admeasuring to 5 Kanal 2 Marlas 3 Sarsai, in favour of Ritu Saini daughter – Sanjeev Saini son of Purushottam Saini son of Radhey Shyam vide registered Transfer Deed no. 10098 dated 26.10.2023. The copy of Mutation is seen and is duly approved. The copy of registered Transfer Deed no. 10098 dated 26.10.2023 is seen and verified.

14. Vide Mutation no. 29840 dated 20.11.2023 –

- i. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 576/1800 share – Mahender Singh son of Ram Chand sold his 576/7200 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 96/1440 share, total 7/15 share, out of Rectangle No. 28 Killa



no. 19 (8-0), admeasuring to 3 Kanal – 15 Marlas – 0 Sarsai

- ii. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 312/2880 share – Mahender Singh son of Ram Chand sold his 264/2880 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 1/5 share – Yashoda wife of Om Prakash sold her 360/2880 share, total 21/40 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 4 Kanal – 4 Marlas – 0 Sarsai
- iii. Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai

total admeasuring to 11 Kanal 6 Marla 3 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 10907 dated 16.11.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10907 dated 16.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 3: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 3.**

- i. M/s Adore Buildcon LLP became exclusively entitled to Rectangle no. 28 Killa no. 18 (8-0), 20/1 (2-2) total admeasuring 10 Kanal 2 Marlas.

#### IV. TITLE REPORT:

Land admeasuring 6 Kanal 14 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel – 4").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	13/1	6	14	Chahi
	<b>TOTAL</b>		<b>6</b>	<b>14</b>	

#### FLOW OF TITLE:

English Calendar Year	Name of Khatedar
Jamabandi Year – 2001-02, Khewat No. 289, Khatoni No. 310 This Khasra is belong to Rectangle No. 28, Killa No. 13/1 (6-14)	i. Hukami Ram – Dhalu Ram sons of Asha Ram son of Shubha Ram – jointly entitled to 2/3 share ii. Chander son of Chitru son of Chirmoli – entitled 1/3 share



### CHANGE IN OWNERSHIP:

1. The Mutation no. 12674 dated 11.11.2004 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise. – Upon demise of Hukmi Ram son of Asha Ram, the names of his legal heirs were substituted namely Khayali – Ram Ratan – Ram Lal sons – Smt. Phoolwati – Premwati daughters of Hukmi Ram became entitled to 5/18 share and Bhajan Lal – Puskar – Paap Singh sons – Somwati – Mayawati daughters of Chandrawali daughter of Hukmi Ram became entitled to 1/18 share vide Rapat no. 126 dated 25.10.2004. The copy of mutation is seen and is duly approved.
2. The Mutation no. 12675 dated 11.11.2004 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise – Upon demise of Dalu son of Asha Ram on 29.06.2003, the names of his legal heirs were substituted namely Jhantar – Patram sons – Smt. Amiya daughter of Dalu became entitled to 3/15 share and Premchand – Karan Singh – Ved Ram – Dhani Ram – Gajraj sons – Smt. Seema daughter – Smt. Banarshi widow of Ram Swarup became entitled to 1/15 share and Ranjit son of Ram Devi daughter of Dalu became entitled to 1/15 share vide Rapat no. 126 dated 25.10.2001. The copy of mutation is seen and is duly approved.
3. The Mutation no. 12676 dated 11.11.2004 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise – Upon demise of Chander son of Chitru, the names of his legal heirs were substituted namely Om Prakash – Kishan Singh sons of Chander became entitled to 2/9 share – Sanjay son – Sunita – Seema daughters of Barfi daughter of Chander became entitled to 1/9 share vide Rapat no. 127 dated 25.10.2001. The copy of mutation is seen and is duly approved.
4. Vide Mutation no. 13103 dated 20.04.2005 – Khyali – Ram Ratan – Ram Lal sons – Smt. Phoolwati – Pramwati daughters of Hukmi Ram sold their 5/18 share – Bhajan Lal – Puskar – Pop Singh sons – Somwati – Mayawati daughters of Chandrawali daughter of Hukmi sold their 1/18 share – Jhantar – Patram sons – Smt. Amiya daughter of Dalu sold their 3/15 share – Premchand – Karan Singh – Ved Ram – Dhani Ram sons – Smt. Seema daughter – Banarshi widow of Ram Swarup sold their 6/105 share – Ranjit son – Ramdevi daughter of Dalu sold her 1/15 share – Om Prakash – Kishan Singh sons of Chander sold their 2/9 share – Sanjay son – Smt. Sunita daughter of Barfi daughter of Chander sold their 2/27 share, total 1802/1890 share, out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Sita Ram son of Murlidhar vide Registered Sale Deed no. 4064 dated 24.12.2004. The copy of mutation is seen and is duly approved.
5. The Mutation no. 15665 dated 06.02.2007 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise. – Seema daughter of Barfi daughter of Chander sold her 1/27 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 0 Kanal 6 Marla 0 Sarsai in favour of Smt. Munesh wife of Jagan Singh son of Sohan Lal vide Registered Sale



Deed no. 6342 dated 19.01.2007. The copy of mutation is seen and is duly approved. The Registered Sale Deed no. 6342 dated 19.01.2007 is seen and verified.

6. Vide Mutation no. 15713 dated 19.02.2007 – Sita Ram son of Murli Ram sold his 1802/1890 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Smt. Santosh wife of Subhash vide Registered Sale Deed no. 4443 dated 31.10.2005. The copy of mutation is seen and is duly approved.
7. Vide Mutation no. 15951 dated 15.06.2007 – Smt. Santosh wife of Subhash sold her 1802/1890 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Smt. Munesh Kumari wife of Jagan Singh and Smt. Mishro wife of Hawa Singh vide registered Sale Deed no. 7030 dated 27.02.2007. The copy of mutation is seen and is duly approved.
8. The Mutation no. 16534 dated 23.11.2007 is not relevant for the present exercise.
9. The Mutation no. 16533 dated 15.06.2007 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise. – Gajraj son of Ramswarup sold his 1/105 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 0 Kanal 2 Marla 0 Sarsai in favour of Smt. Munesh Kumari wife of Jagan Singh vide registered Sale Deed no. 2886 dated 02.10.2007. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 2886 dated 02.10.2007 is seen and verified.
10. Vide Mutation no. 18131 dated 23.02.2010 – Smt. Munesh Kumari wife Jagan Singh son of Sohan Lal sold her 84/160 share – Smt. Mishro wife of Hawa Singh son of Jagdish Prasad sold her 76/160 out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 8 Kanal 0 Marla in favour of Gurbachan Singh son of Dharambir son of Rishal Singh – Smt. Santosh daughter of Dharambir vide registered Sale Deed no. 5366 dated 21.01.2010. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 5366 dated 21.01.2010 is seen and verified.
11. The Mutation no. 18614 dated 28.09.2010 is not relevant for the present exercise.
12. The Mutation no. 18615 dated 28.09.2010 is not relevant for the present exercise.
13. Vide Mutation No. 21138 dated 04.07.2012 - Upon demise of Smt. Santosh daughter of Dharambir on 22.08.2011, the names of her legal heirs were substituted namely Monil – Digvijay Singh son of Narender Singh vide Registered will bearing no. 1504 dated 19.02.2012 and Rapat no. 701 dated 25.06.2012. The copy of mutation is seen and is duly approved.
14. Vide Mutation No. 29402 dated 31.05.2023 –



- i. Sunita widow sold her 68/720 share – Rahul son of Krishan @ Kishan Kumar son of Sumer sold his 17/720 share out of Rectangle No. 28 Killa no. 23 (8-0), total share 17/720 share, admeasuring to 0 Kanal 18 Marla 8 Sarsai;
- ii. Gurbachan Singh son of Dharamvir son of Rishal Singh sold his 1/2 share – Digvijay Singh – Monil Singh son of Narender Singh @ Narender sold their 1/2 share out of Rectangle No. 28 Killa no. 13/1 (6-4), 13/2 (1-6), total admeasuring 8 Kanal 0 Marla;
- iii. Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishawar Singh Saini sold their 153/2880 share – Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh sold their 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), total 195/2880 share. admeasuring to 0 Kanal 10 Marla 8 Sarsai;
- iv. Rakesh Kumar – Hemant Saini sold their 4/75 share – Dheeraj Yadav – Dinesh sold their 1/160 share out of Rectangle No. 28 Killa no. 19 (8-0), total 143/2400 share, admeasuring to 0 Kanal 9 Marla 5 Sarsai;

in favour of Smt. Asha Saini daughter of Santosh Kumar Saini vide Registered Sale Deed no. 2020 dated 24.05.2023. The copy of mutation is seen and is duly approved.

15. The Mutation no. 29777 dated 08.11.2023 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise. – Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified.

16. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40//3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 4: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications**



mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 4.

- i. M/s Adore Buildcon LLP became exclusively entitled to Rectangle no. 28 Kila no. 13/1 (6-14) total admeasuring 6 Kanal 14 Marlas.

#### V. TITLE REPORT:

Land admeasuring 1 Kanal 6 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel – 5").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	13/2	1	6	Chahi
	<b>TOTAL</b>		<b>1</b>	<b>6</b>	

#### FLOW OF TITLE:

English Calendar Year	Name of Khatedar
Jamabandi Year – 2001-02, Khewat No. 1277, Khatoni No. 1531 This Khasra is belong to Rectangle No. 28, Killa No. 13/2 (1-6)	<ol style="list-style-type: none"> <li>i. Hukam Singh son of Aatma Ram son of Chitru – entitled to 1/2 share</li> <li>ii. Shyam Lal – Dhalu Ram sons of Aatma Ram son of Chitru – jointly entitled 1/2 share</li> </ol>

#### CHANGE IN OWNERSHIP:

1. Vide Mutation no. 12674 dated 11.11.2004 – Upon demise of Hukmi ram son of Asha Ram, the names of his legal heirs were substituted namely Khayali – Ram Ratan – Ram Lal sons – Smt. Phoolwati – Premwati daughters of Hukmi Ram became entitled to 5/12 share and Bhajan Lal – Puskar – Paap Singh sons – Somwati – Mayawati daughters of Chandrawali daughter of Hukmi Ram became entitled to 1/12 share vide Rapat no. 126 dated 25.10.2004. The copy of mutation is seen and is duly approved.
2. Vide Mutation no. 12675 dated 11.11.2004 – Upon demise of Dalu son of Asha Ram on 29.06.2003, the names of his legal heirs were substituted namely Jhuntar – Patram sons – Smt. Amiya daughter of Dalu became entitled to 3/20 share and PremChand – Karan Singh – Ved Ram – Dhani Ram – Gajraj sons – Smt. Seema daughter – Smt. Banarshi widow of Ram Sawrup became entitled to 1/20 share and Ranjit son of Ram Devi daughter of Dalu became entitled to 1/20 share vide Rapat no. 126 dated 25.10.2001. The copy of mutation is seen and is duly approved.
3. Vide Mutation no. 12676 dated 11.11.2004 – Upon demise of Chander son of Chitru,



the names of his legal heirs were substituted namely Om Prakash – Kishan Singh sons of Chander became entitled to 2/9 share – Sanjay son – Sunita – Seema daughters of Barfi daughter of Chander became entitled to 1/9 share vide Rapat no. 127 dated 25.10.2001. The copy of mutation is seen and is duly approved.

4. Vide Mutation no. 13103 dated 20.04.2005 – Khyali – Ram Ratan – Ram Lal sons – Smt. Pholwati – Pramwati daughters of Hukmi Ram sold their 5/18 share – Bhajan Lal – Puskar – Pop Singh sons – Somwati – Mayawati daughters of Chandrawali daughter of Hukmi sold their 1/18 share – Jhantar – Patram sons – Smt. Amiya daughter of Dalu sold their 3/15 share – Premchand – Karan Singh – Ved Ram – Dhani Ram sons – Smt. Seema daughter – Banarshi widow of Ram Swarup sold their 6/105 share – Ranjit son – Ramdevi daughter of Dalu sold her 1/15 share – Om Prakash – Kishan Singh sons of Chander sold their 2/9 share – Sanjay son – Smt. Sunita daughter of Barfi daughter of Chander sold their 2/27 share, total 1802/1890 share, out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Sita Ram son of Murlidhar vide Registered Sale Deed no. 4064 dated 24.12.2004. The copy of mutation is seen and is duly approved.
5. Vide Mutation no. 15665 dated 06.02.2007 – Seema daughter of Barfi daughter of Chander sold her 1/27 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 0 Kanal 6 Marla 0 Sarsai in favour of Smt. Munesh wife of Jagan Singh son of Sohan Lal vide Registered Sale Deed no. 6342 dated 19.01.2007. The copy of mutation is seen and is duly approved. The Registered Sale Deed no. 6342 dated 19.01.2007 is seen and verified.
6. Vide Mutation no. 15713 dated 19.02.2007 – Sita Ram son of Murli Ram sold his 1802/1890 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Smt. Santosh wife of Subhash vide Registered Sale Deed no. 4443 dated 31.10.2005. The copy of mutation is seen and is duly approved.
7. Vide Mutation no. 15951 dated 15.06.2007 – Smt. Santosh wife of Subhash sold her 1802/1890 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 7 Kanal 12 Marla 0 Sarsai in favour of Smt. Munesh Kumari wife of Jagan Singh and Smt. Mishro wife of Hawa Singh vide registered Sale Deed no. 7030 dated 27.02.2007. The copy of mutation is seen and is duly approved.
8. The Mutation no. 16534 dated 23.11.2007 is not relevant for the present exercise.
9. The Mutation no. 16533 dated 15.06.2007 is not recorded in the Khewat no. 289 Jamabandi Year – 2001-02. However, it is relevant for present exercise. – Gajraj son of Ramswarup sold his 1/105 share out of Rectangle No. 28 Killa no. 13/1 (6-14), 28// 13/2 (1-6), admeasuring to 0 Kanal 2 Marla 0 Sarsai in favour of Smt. Munesh Kumari wife of Jagan Singh vide registered Sale Deed no. 2886 dated 02.10.2007. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 2886 dated 02.10.2007 is seen and verified.



10. Vide Mutation no. 18131 dated 23.02.2010 – Smt. Munesh Kumari wife Jagan Singh son of Sohan Lal 84/160 share – Smt. Mishro wife of Hawa Singh son of Jagdish Prasad 76/160 share sold entire share to in favour of Gurbachan Singh son of Dharabir son of Rishal Singh – Smt. Santosh daughter of Dharambir vide Registered Sale Deed no. 5366 dated 21.01.2010. The copy of mutation is seen and is duly approved.

11. Vide Mutation No. 21138 dated 04.07.2012 - Upon demise of Smt. Santosh daughter of Dharambir on 22.08.2011, the names of her legal heirs were substituted namely Monil – Digvijay Singh son of Narender Singh. vide Registered will bearing no. 1504 dated 19.02.2012 and Rapat no. 701 dated 25.06.2012. The copy of mutation is seen and is duly approved.

12. Vide Mutation no. 29777 dated 08.11.2023 – Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 5:** Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 5.

- i. M/s Adore Buildcon LLP became exclusively entitled to Rectangle no. 28 Kila no. 13/1 (1-6) total admeasuring 1 Kanal 6 Marlas.

#### **VI. TITLE REPORT:**

Land admeasuring 8 Kanal 0 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel – 6").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	17	8	0	Chahi
	<b>TOTAL</b>		<b>8</b>	<b>0</b>	

#### **FLOW OF TITLE:**

English Calendar Year	Name of Khatedar
-----------------------	------------------



Jamabandi Year – 2001-02,  
Khewat No. 1052, Khatoni  
No. 1267

**This Khasra is belong to  
Rectangle No. 28, Killa No.  
17 (8-0)**

- i. Ram Chander son of Ganga Ram – entitled to 33/320 share
- ii. Kudiya son of Ganga Ram – entitled to 42/320 share
- iii. Daan Singh son of Ganga Ram —entitled to 69/320 share
- iv. Hukam Singh son of Ganga Ram – entitled to 68/320 share
- v. Inder Pal son of Hari Singh – entitled to 39/320 share
- vi. Mohan son of Hari Singh – entitled to 24/320 share
- vii. Mahender Singh son of Ram Chander son of Ganga Ram – entitled to 22/320 share
- viii. Satpal son of Kudiya – entitled to 22/320 share

**CHANGE IN OWNERSHIP:**

1. Vide Mutation no. 10656 dated 24.05.2001 – Upon demise of Hari Singh son of Ganga Ram on 28.04.2000, the names of her legal heirs were substituted namely Inder Pal – Mohan Lal sons of Hari Singh vide Registered will bearing no. 20 dated 18.08.1983 and rapat no. 453 dated 12.05.2001. The copy of mutation is seen and is duly approved.
2. Vide mutation no. 11999 dated 29.01.2004 – Inder Pal – Mohan sons of Hari Singh released their 1/3 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal – 7 Marlas, 47/320 share out of Rectangle No. 28// 17 (8-0) admeasuring to 1 Kanal – 4 Marlas, 7/105 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 11 Marlas, total admeasuring to 5 Kanal 2 Marla 0 Sarsai in favour of Smt. Sharda @ Devi daughter of Ganga Ram vide registered Release Deed no. 1767 dated 15.12.2003. The copy of mutation is seen and is duly approved. The Registered Release Deed no. 1767 dated 15.12.2003 is seen and verified.
3. Vide Mutation no. 12005 dated 01.06.2006 – Upon demise of Hukam Singh son of Ganga Ram on 15.09.2002, the names of his legal heirs were substituted namely Tara Chand – Ranjit Singh – Sanjay Kumar sons of Hukam Singh vide Registered will bearing no. 100 dated 07.02.2002. The copy of mutation is seen and is duly approved.
4. Vide Mutation no. 25127 dated 28.12.2017 – Upon demise of Kudiya son of Ganga Ram on 29.08.2017, the names of his legal heirs were substituted namely Mohan Lal – Gagan Singh – Satpal sons – Smt. Savitri daughter of Kudiya became entitled to 4/5 share and Pradeep son – Pushpa – Savita – Mamta daughter – Smt. Kaushalya widow of Jeet Ram became entitled to 1/5 share vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.
5. Vide Mutation no. 25128 dated 28.12.2017 – Upon demise of Satpal son of Kudiya on 26.01.2009, the names of his legal heirs were substituted namely Smt. Chandra Kala widow – Lalita – Rekha – Asha – Seema – Hemlata daughters of Satpal vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.



6. Vide Mutation no. 26390 dated 26.04.2019 – Upon demise of Ram Chander son of Ganga Ram on 04.01.2019, the names of his legal heirs were substituted namely Mahender Singh – Krishan Singh – Duli Chand – Om Prakash @ Billu – Naresh Kumar sons of Ram Chander vide Will bearing no. 287 dated 05.03.2014 and Rapat no. 316 dated 23.04.2019. The copy of mutation is seen and is duly approved.
7. Vide Mutation no. 27082 dated 27.12.2019 – Tara Chand – Ranjit Singh – Sanjay Kumar sons of Hukam Chand sold their 20/160 share out of Rectangle No. 28 Killa no. 17 (8-0) total admeasuring 8 Kanal 0 Marla equivalent to 1 Kanal 0 Marla 0 Sarsai in favour of Smt. Yashoda wife of Om Prakash Saini vide registered Sale Deed no. 4353 dated 11.10.2019. The copy of mutation is seen and is duly approved.
8. Vide Mutation no. 27707 dated 20.10.2020 – Mohan Lal sons of Kudiya sold his 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring to 0 Kanal - 2 Marlas – 3 Sarsai, 1/160 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 1 Marlas – 0 Sarsai, total admeasuring 0 Kanal 3 Marlas 3 Sarsai in favour of Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh vide registered Sale Deed no. 309 dated 29.05.2020. The copy of mutation is seen and is duly approved.
9. Vide Mutation no. 28543 dated 19.04.2022 – Smt. Savitri daughter of Kudiya transferred her 19/720 share out of Rectangle No. 28 Killa no. 17 (8-0), total admeasuring to 0 Kanal 4 Marla 2 Sarsai to in favour of Gugan Singh son of Kurdiya vide registered Transfer Deed no. 9145 dated 15.03.2022. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9145 dated 15.03.2022 is seen and verified.
10. Vide Mutation no. 28653 dated 20.05.2022 – Pradeep son – Pushpa @ Reshmi Saini – Savita – Mamta daughters – Smt. Kaushalya widow of Jeet Ram transferred their 59/2880 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring 0 Kanal 3 Marlas 2 Sarsai, 1/75 share out of Rectangle No. 28// 19 (8-0) admeasuring 0 Kanal 2 Marlas 1 Sarsai, 2/160 share out of Rectangle No. 40// 3 (8-0) admeasuring 0 Kanal 2 Marlas 0 Sarsai, total admeasuring to 0 Kanal 7 Marla 3 Sarsai in favour of Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishwar Singh Saini vide registered Transfer Deed no. 868 dated 28.04.2022. The copy of mutation is seen and is duly approved. The Registered Exchange Deed no. 868 dated 28.08.2022 is seen and verified.
11. Vide Mutation no. 29145 dated 25.01.2023 -
  - i. Mohan Lal son of Kudiya transferred his 9/1440 share and Gugan Singh son of Kudiyaam transferred his 38/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 0 Kanal 5 Marla 2 Sarsai.
  - ii. Mohan Lal – Gugan Singh sons – Savitri daughter of Kudiyaam transferred their 1/25 share out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 0 Kanal 6 Marla 4 Sarsai.

A handwritten signature in black ink is written over a circular stamp. The stamp contains the text 'SINGH' at the top, '3404/2014' at the bottom, and a central emblem. The signature is written in a cursive style.

- iii. Savitri daughter of Kudiyaaram transferred 1/15 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring to 0 Kanal 10 Marla 6 Sarsai.

in favour of Rakesh Kumar son of Sube Singh and Hemant Saini son of Iswar Singhvide registered Exchange Deed no. 1381 dated 13.05.2022 and in exchange Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishawar Singh Saini transferred their 2/160 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring Kanal 0 Marla equivalent to 0 Kanal 2 Marla 0 Sarsai in favour of Mohan Lal – Gugan Singh sons – Savitri daughter of Kudiya.

The copy of mutation is seen and is duly approved. The Registered Exchange Deed no. 1381 dated 13.05.2022 is seen and verified.

12. Vide Mutation No. 29402 dated 31.05.2023 –

- i. Sunita widow sold her 68/720 share – Rahul son of Krishan @ Kishan Kumar son of Sumer sold his 17/720 share out of Rectangle No. 28 Killa no. 23 (8-0), total share 17/720 share, admeasuring to 0 Kanal 18 Marla 8 Sarsai;
- ii. Gurbachan Singh son of Dharamvir son of Rishal Singh sold his 1/2 share – Digvijay Singh – Monil Singh son of Narender Singh @ Narender sold their 1/2 share out of Rectangle No. 28 Killa no. 13/1 (6-4), 13/2 (1-6), total admeasuring 8 Kanal 0 Marla;
- iii. Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishawar Singh Saini sold their 153/2880 share – Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh sold their 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), total 195/2880 share, admeasuring to 0 Kanal 10 Marla 8 Sarsai;
- iv. Rakesh Kumar – Hemant Saini sold their 4/75 share – Dheeraj Yadav – Dinesh sold their 1/160 share out of Rectangle No. 28 Killa no. 19 (8-0), total 143/2400 share, admeasuring to 0 Kanal 9 Marla 5 Sarsai;

in favour of Smt. Asha Saini daughter of Santosh Kumar Saini vide Registered Sale Deed no. 2020 dated 24.05.2023. The copy of mutation is seen and is duly approved.

13. Vide Mutation no. 29426 dated 14.06.2023 – Daan Singh son of Ganga Ram sold his 1/3 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring to 2 Kanal 13 Marla 3 Sarsai, 1/15 share out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 0 Kanal 10 Marla 6 Sarsai, 1/5 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 1 Kanal 12 Marla 0 Sarsai in favour of Deepak Saini – Vinod Saini sons of Daan Singh vide registered Transfer Deed no. NIL dated NIL. The copy of mutation is seen and is duly approved.

14. Vide Mutation no. 29644 dated 03.10.2023 – Pushpa – Savita – Mamta daughters –



Kaushalya widow of Jeet Ram transferred their 62/1440 share out of Rectangle No. 40 Killa no. 3 (8-0) admeasuring to 0 Kanal 6 Marlas 8 Sarsai, 8/1440 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal 0 Marlas 8 Sarsai, total admeasuring to 0 Kanal 7 Marla 7 Sarsai, in favour of Pradeep Saini son of Jeet Ram vide registered Release Deed no. 5429 dated 22.08.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 5429 dated 22.08.2023 is seen and verified.

15. Vide Mutation no. 29645 dated 03.10.2023 – Lalita – Asha – Seema – Hemlata daughters of Satpal transferred their 252/7200 share out of Rectangle No. 40 Killa no. 3 (8-0) admeasuring to 0 Kanal 5 Marlas 6 Sarsai, 4/450 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 1 Marlas 4 Sarsai, 8/160 share out of Rectangle no. 28// 17 (8-0) admeasuring to 0 Kanal 8 Marlas 0 Sarsai, total admeasuring to 0 Kanal 15 Marla 1 Sarsai in favour of Chander Kala wife of Satpal vide registered Transfer Deed no. 6003 dated 01.09.2023. The copy of mutation is seen and is duly approved. The Registered Transfer Deed no. 6003 dated 01.09.2023 is seen and verified.

16. Vide mutation no. 29776 dated 08.11.2023 –

- i. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) 606/1818 share admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 96/1440 share, Chander Kala widow Satpal sold her 19/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 96/1440 share, total 211/1440 share out of Rectangle No. 28// 19 (8-0), admeasuring to 1 Kanal – 3 Marlas – 4 Sarsai;
- iii. Gugan Singh – Mohan Lal sons of Kudiya sold their 204/1440 share, Savitri daughter of Kudiya sold her 6/1440 share, Pradeep Saini son of Jeet Ram son of Kudiya sold his 78/1440 share, Chander Kala widow Satpal sold her 96/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 480/1440 share, total 864/1440 share out of Rectangle no. 40// 3 (8-0) admeasuring to 4 Kanal – 16 Marlas – 0 Sarsai;
- iv. Tara Chand – Ranjit – Sanjay Kumar sons of Hukam Singh sold their 216/2880 share – Mohan Lal son of Kudiya sold his 18/2880 share - Gugan Singh son of Kudiya sold his 80/2880 share – Pradeep Saini son of Jeet Ram sold his 20/2880 share – Chander Kala widow of Satpal sold her 264/2880 share – Deepak Saini – Vinod Saini sons of Daan Singh sold their 576/2880 share, total 1174/2880 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 3 Kanal – 5 Marlas – 2 Sarsai;

total admeasuring to 12 Kanal 12 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide Registered Sale Deed no. 10125 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10125 dated



26.10.2023 is seen and verified

17. Vide Mutation no. 29777 dated 08.11.2023 – Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified.
18. Vide Mutation No. 29779 dated 08.11.2023 – Smt. Sharda @ Devi wife of Radhey Shyam transferred her 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal 7 Marlas 3 Sarsai, 47/320 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring to 1 Kanal 4 Marlas 0 Sarsai, and 96/1440 share out of Rectangle No. 28 Killa no. 19 (8-0) admeasuring to 0 Kanal 11 Marlas 0 Sarsai, total admeasuring to 5 Kanal 2 Marlas 3 Sarsai, in favour of Ritu Saini daughter – Sanjeev Saini son of Purushottam Saini son of Radhey Shyam vide registered Transfer Deed no. 10098 dated 26.10.2023. The copy of Mutation is seen and is duly approved. The copy of registered Transfer Deed no. 10098 dated 26.10.2023 is seen and verified.
19. Vide Mutation no. 29783 dated 08.11.2023 – Inder Pal son of Hari Singh released his 89/2880 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 0 Kanal 5 Marla 0 Sarsai in favour of Smt. Sharda @ Devi daughter of Ganga Ram vide registered Release Deed no. 10217 dated 30.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Release Deed no. 10217 dated 30.10.2023 is seen and verified.
20. Vide Mutation no. 29812 dated 09.11.2023 – Mohan son of Hari Singh released his 32/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 0 Kanal 3 Marla 5 Sarsai in favour of Smt. Sharda @ Devi daughter of Ganga Ram vide registered Release Deed no. 10335 dated 02.11.2023. The copy of mutation is seen and is duly approved. The copy of registered Release Deed no. 10335 dated 02.11.2023 is seen and verified.
21. Vide Mutation no. 29814 dated 09.11.2023 – Smt. Sharda @ Devi wife of Radhey Shyam released her 153/2880 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 0 Kanal 8 Marla 5 Sarsai to in favour of Ritu Saini daughter – Sanjiv son of Purushottam Saini son of Radhey Shyam vide registered Release Deed no. 10450 dated 03.11.2023. The copy of mutation is seen and is duly approved. The registered Release Deed no. 10450 dated 03.11.2023 is seen and verified.
22. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-

The block contains a handwritten signature in black ink, which appears to be 'Hari Singh'. To the right of the signature is a circular official stamp. The stamp contains the name 'HARI SINGH' around the top edge, the word 'Mageta' in the center, and the date '20/11/2023' at the bottom.

4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40//3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

15. Vide Mutation no. 29840 dated 20.11.2023 –

- i. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 576/1800 share – Mahender Singh son of Ram Chand sold his 576/7200 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 96/1440 share, total 7/15 share, out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 3 Kanal – 15 Marlas – 0 Sarsai
- ii. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 312/2880 share – Mahender Singh son of Ram Chand sold his 264/2880 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 1/5 share – Yashoda wife of Om Prakash sold her 360/2880 share, total 21/40 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 4 Kanal – 4 Marlas – 0 Sarsai
- iii. Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai

total admeasuring to 11 Kanal 6 Marla 3 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 10907 dated 16.11.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10907 dated 16.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 6: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 6.**

- i. M/s Adore Buildcon LLP became exclusively entitled to Rectangle no. 28 Killa no. 17 (8-0) total admeasuring 8 Kanal 0 Marlas.

## **VII. TITLE REPORT:**

Land admeasuring 8 Kanal 0 Marla situated in Village Sohna, Tehsil and District Gurugram,



Haryana (hereinafter referred to as the "Land Parcel - 7").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	28	19	8	0	Chahi
	<b>TOTAL</b>		<b>8</b>	<b>0</b>	

**FLOW OF TITLE:**

English Calendar Year	Name of Khatedar
Jamabandi Year - 2001-02, Khewat No. 1542, Khatoni No. 1825	i. Kudiya - Hukam Singh - Dan Singh sons of Ganga Ram son of Naval Singh - jointly entitled to 21/105 share
<b>This Khasra is belong to Rectangle No. 28, Killa No, 19 (8-0)</b>	ii. Inderpal - Mohan Lal sons of Hari Singh son of Ganga Ram - jointly entitled to 7/105 share
	iii. Ram Chand son of Ganga Ram son of Naval Singh - entitled to 42/105 share
	iv. Smt. Darshan Devi widow - Dinesh Kumar - Ravinder Kumar - Manish Kumar - Sachin Kumar sons of Suresh son of Radhe Shyam - jointly entitled to 1/21 share
	v. Smt. Kailash Devi - Kamal - Vimla - Sharda - Sarla daughters - Smt. Surju Devi Widow Radhe son of Ram Prashad - jointly entitled 6/21 share

**CHANGE IN OWNERSHIP:**

1. Vide Mutation no. 10656 dated 24.05.2001 - Upon demise of Hari Singh son of Ganga Ram on 28.04.2000, the names of her legal heirs were substituted namely Inder Pal - Mohan Lal sons of Hari Singh vide Registered will bearing no. 20 dated 18.08.1983 and rapat no. 453 dated 12.05.2001. The copy of mutation is seen and is duly approved.
2. Vide mutation no. 11009 dated 01.02.2002 - Upon demise of Suresh son of Radhey Shyam on 12.06.1998, the names of his legal heirs were substituted namely Smt. Darshan Devi widow - Dinesh Kumar - Ravinder Kumar - Manish Kumar and Sachin Kumar sons of Suresh Kumar vide rapat no. 329 dated 16.11.2002. The copy of mutation is seen and is duly approved.
3. Vide mutation no. 11999 dated 29.01.2004 - Inder Pal - Mohan sons of Hari Singh released their 1/3 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal - 7 Marlas, 47/320 share out of Rectangle No. 28// 17 (8-0) admeasuring to 1 Kanal - 4 Marlas, 7/105 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 11 Marlas, total admeasuring to 5 Kanal 2 Marla 0 Sarsai in favour of Smt. Sharda @ Devi daughter of Ganga Ram vide registered Release Deed no. 1767 dated 15.12.2003. The copy of mutation is seen and is duly approved. The Registered Release Deed no. 1767 dated 15.12.2003 is seen and verified.



4. Vide mutation no. 16807 dated 13.2008 – Upon demise of Smt. Surju @ Surjo widow of Radhey son of Ram Prasad on 21.09.2007, the names of her legal heirs were substituted namely, Smt. Kailash Devi – Kamal – Bimla – Sarla – Sharda daughters of Smt. Surju @ Surjo became jointly entitled to 5/126 share – Dinesh Kumar – Ravinder Kumar – Manish – Sachin Kumar sons – Smt. Darshan Devi widow Suresh son of Radhey became jointly entitled to 1/126 share vide rapat no. 690 dated 10.03.2008. The copy of mutation is seen and is duly approved.
5. Vide Mutation no. 24563 dated 28.11.2016 – Smt. Bimla – Sarla daughters of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal – 2 Marlas – 2 Sarsai, 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 3 Sarsai in favour of Dinesh – Ravinder – Manish – Sachin Kumar sons of Suresh Kumar son of Radhey vide registered Release Deed no. 3136 dated 10.10.2016. The copy of mutation is seen and is duly approved.
6. The Mutation no. 24675 dated 06.04.2017 is not relevant for present exercise.
7. Vide Mutation no. 25127 dated 28.12.2017 – Upon demise of Kudiya son of Ganga Ram on 29.08.2017, the names of his legal heirs were substituted namely Mohan Lal – Gagan Singh – Satpal sons – Smt. Savitri daughter of Kudiya became entitled to 4/5 share and Pradeep son – Pushpa – Savita – Mamta daughter – Smt. Kaushalya widow of Jeet Ram became entitled to 1/5 share vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.
8. Vide Mutation no. 25128 dated 28.12.2017 – Upon demise of Satpal son of Kudiya on 26.01.2009, the names of his legal heirs were substituted namely Smt. Chandra Kala widow – Lalita – Rekha – Asha – Seema – Hemlata daughters of Satpal vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.
9. Vide Mutation no. 25360 dated 26.04.2018 – Smt. Kailash – Kamal daughter of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal – 2 Marlas – 4 Sarsai, 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 3 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Suresh Kumar son of Radhey Shyam vide registered Release Deed no. 3479 dated 28.11.2017. The copy of mutation is seen and is duly approved.
10. Vide Mutation no. 26390 dated 26.04.2019 – Upon demise of Ram Chander son of Ganga Ram on 04.01.2019, the names of his legal heirs were substituted namely Mahender Singh – Krishan Singh – Duli Chand – Om Prakash @ Billu – Naresh Kumar sons of Ram Chander vide Will bearing no. 287 dated 05.03.2014 and Rapat



no. 316 dated 23.04.2019. The copy of mutation is seen and is duly approved.

11. Vide Mutation no. 27707 dated 20.10.2020 – Mohan Lal sons of Kudiya sold his 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring to 0 Kanal - 2 Marlas – 3 Sarsai, 1/160 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 1 Marlas – 0 Sarsai, total admeasuring 0 Kanal 3 Marlas 3 Sarsai in favour of Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh vide registered Sale Deed no. 309 dated 29.05.2020. The copy of mutation is seen and is duly approved.

12. Vide Mutation no. 28653 dated 20.05.2022 – Pradeep son – Pushpa @ Reshmi Saini – Savita – Mamta daughters – Smt. Kaushalya widow of Jeet Ram transferred their 59/2880 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring 0 Kanal 3 Marlas 2 Sarsai, 1/75 share out of Rectangle No. 28// 19 (8-0) admeasuring 0 Kanal 2 Marlas 1 Sarsai, 2/160 share out of Rectangle No. 40// 3 (8-0) admeasuring 0 Kanal 2 Marlas 0 Sarsai, total admeasuring to 0 Kanal 7 Marla 3 Sarsai in favour of Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishwar Singh Saini vide registered Exchange Deed no. 868 dated 28.04.2022. The copy of mutation is seen and is duly approved. The Registered Transfer Deed no. 868 dated 28.08.2022 is seen and verified.

23. Vide Mutation no. 29145 dated 25.01.2023 -

- i. Mohan Lal son of Kudiya transferred his 9/1440 share and Gugan Singh son of Kudiaram transferred his 38/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 0 Kanal 5 Marla 2 Sarsai.
- ii. Mohan Lal – Gugan Singh sons – Savitri daughter of Kudiaram transferred their 1/25 share out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 0 Kanal 6 Marla 4 Sarsai.
- iii. Savitri daughter of Kudiaram transferred 1/15 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring to 0 Kanal 10 Marla 6 Sarsai.

in favour of Rakesh Kumar son of Sube Singh and Hemant Saini son of Iswar Singh vide registered Exchange Deed no. 1381 dated 13.05.2022 and in exchange Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishwar Singh Saini transferred their 2/160 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring Kanal 0 Marla equivalent to 0 Kanal 2 Marla 0 Sarsai in favour of Mohan Lal – Gugan Singh sons – Savitri daughter of Kudiya.

The copy of mutation is seen and is duly approved. The Registered Exchange Deed no. 1381 dated 13.05.2022 is seen and verified.

13. Vide Mutation No. 29402 dated 31.05.2023 –



- i. Sunita widow sold her 68/720 share – Rahul son of Krishan @ Kishan Kumar son of Sumer sold his 17/720 share out of Rectangle No. 28 Killa no. 23 (8-0), total share 17/720 share, admeasuring to 0 Kanal 18 Marla 8 Sarsai;
- ii. Gurbachan Singh son of Dharamvir son of Rishal Singh sold his 1/2 share – Digvijay Singh – Monil Singh son of Narender Singh @ Narender sold their 1/2 share out of Rectangle No. 28 Killa no. 13/1 (6-4), 13/2 (1-6), total admeasuring 8 Kanal 0 Marla;
- iii. Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishawar Singh Saini sold their 153/2880 share – Dheeraj Yadav son of Ashok Kumar son of Jagdish – Dinesh son of Surender Singh sold their 21/1440 share out of Rectangle No. 28 Killa no. 17 (8-0), total 195/2880 share, admeasuring to 0 Kanal 10 Marla 8 Sarsai;
- iv. Rakesh Kumar – Hemant Saini sold their 4/75 share – Dheeraj Yadav – Dinesh sold their 1/160 share out of Rectangle No. 28 Killa no. 19 (8-0), total 143/2400 share, admeasuring to 0 Kanal 9 Marla 5 Sarsai;

in favour of Smt. Asha Saini daughter of Santosh Kumar Saini vide Registered Sale Deed no. 2020 dated 24.05.2023. The copy of mutation is seen and is duly approved.

14. Vide Mutation no. 29426 dated 14.06.2023 – Daan Singh son of Ganga Ram sold his 1/3 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring to 2 Kanal 13 Marla 3 Sarsai, 1/15 share out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 0 Kanal 10 Marla 6 Sarsai, 1/5 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 1 Kanal 12 Marla 0 Sarsai in favour of Deepak Saini – Vinod Saini sons of Daan Singh vide registered Transfer Deed no. NIL dated NIL. The copy of mutation is seen and is duly approved.
15. Vide Mutation no. 29469 dated 14.07.2023 – Rahul Saini – Deepak sons of Sharda daughter of Radhey Shyam released their 1/27 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 7 Marlas – 4 Sarsai, 1/27 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 5 Marlas – 8 Sarsai, 10/243 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 6 Marlas – 5 Sarsai, total admeasuring to 0 Kanal 19 Marla 8 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Radhey vide registered Release Deed no. 3480 dated 20.06.2023. The copy of mutation is seen and is duly approved. The registered Release Deed no. 3480 dated 20.06.2023 is seen and verified.
16. Vide Mutation no. 29642 dated 03.10.2023 – Sandeep son of Smt. Sharda daughter of Radhey Shyam released their 1/54 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 3 Marlas – 7 Sarsai, 1/54 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, 10/486 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, total admeasuring to 0 Kanal 9 Marla 7 Sarsai in favour of Manish – Dinesh – Ravinder Kumar – Sachin sons of Suresh Kumar son of Radhey Shyam vide



Registered Release Deed no. 5274 dated 18.08.2023. The copy of mutation is seen and is duly approved. The copy of registered Release Deed no. 5274 dated 18.08.2023 is seen and verified.

17. Vide Mutation no. 29645 dated 03.10.2023 – Lalita – Asha – Seema – Hemlata daughters of Satpal transferred their 252/7200 share out of Rectangle No. 40 Killa no. 3 (8-0) admeasuring to 0 Kanal 5 Marlas 6 Sarsai, 4/450 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 1 Marlas 4 Sarsai, 8/160 share out of Rectangle no. 28// 17 (8-0) admeasuring to 0 Kanal 8 Marlas 0 Sarsai, total admeasuring to 0 Kanal 15 Marla 1 Sarsai in favour of Chander Kala wife of Satpal vide registered Transfer Deed no. 6003 dated 01.09.2023. The copy of mutation is seen and is duly approved. The Registered Transfer Deed no. 6003 dated 01.09.2023 is seen and verified.

18. Vide mutation no. 29775 dated 08.11.2023 –

- i. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 586/1818 share – Darshan Devi wife of Suresh Kumar sold their 20/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), total 606/1818 share, admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 463/1440 share – Darshan Devi wife of Suresh Kumar sold their 17/1440 share out of Rectangle No. 28// 19 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;
- iii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 464/1440 share – Darshan Devi wife of Suresh Kumar sold their 16/1440 share out of Rectangle No. 40// 3 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;

total admeasuring to 8 Kanal 14 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 9990 dated 23.10.2023. The copy of mutation is seen and is duly approved. The registered Sale Deed no. 9990 dated 23.10.2023 is seen and verified.

19. Vide mutation no. 29776 dated 08.11.2023 –

- i. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) 606/1818 share admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 96/1440 share, Chander Kala widow Satpal sold her 19/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 96/1440 share, total 211/1440 share out of Rectangle No. 28// 19 (8-0), admeasuring to 1 Kanal – 3 Marlas – 4 Sarsai;



- iii. Gagan Singh – Mohan Lal sons of Kudiya sold their 204/1440 share, Savitri daughter of Kudiya sold her 6/1440 share, Pradeep Saini son of Jeet Ram son of Kudiya sold his 78/1440 share, Chander Kala widow Satpal sold her 96/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 480/1440 share, total 864/1440 share out of Rectangle no. 40// 3 (8-0) admeasuring to 4 Kanal – 16 Marlas – 0 Sarsai;
- iv. Tara Chand – Ranjit – Sanjay Kumar sons of Hukam Singh sold their 216/2880 share – Mohan Lal son of Kudiya sold his 18/2880 share - Gagan Singh son of Kudiya sold his 80/2880 share – Pradeep Saini son of Jeet Ram sold his 20/2880 share – Chander Kala widow of Satpal sold her 264/2880 share – Deepak Saini – Vinod Saini sons of Daan Singh sold their 576/2880 share, total 1174/2880 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 3 Kanal – 5 Marlas – 2 Sarsai;

total admeasuring to 12 Kanal 12 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide Registered Sale Deed no. 10125 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10125 dated 26.10.2023 is seen and verified.

20. Vide Mutation no. 29777 dated 08.11.2023 – Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified.
21. Vide Mutation No. 29779 dated 08.11.2023 – Smt. Sharda @ Devi wife of Radhey Shyam transferred her 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 3 Kanal 7 Marlas 3 Sarsai, 47/320 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring to 1 Kanal 4 Marlas 0 Sarsai, and 96/1440 share out of Rectangle No. 28 Killa no. 19 (8-0) admeasuring to 0 Kanal 11 Marlas 0 Sarsai, total admeasuring to 5 Kanal 2 Marlas 3 Sarsai, in favour of Ritu Saini daughter – Sanjeev Saini – Purushottam Saini sons of Radhey Shyam vide registered Transfer Deed no. 10098 dated 26.10.2023. The copy of Mutation is seen and is duly approved. The copy of registered Transfer Deed no. 10098 dated 26.10.2023 is seen and verified.
22. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to



0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40/3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

23. Vide Mutation no. 29840 dated 20.11.2023 –

- i. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 576/1800 share – Mahender Singh son of Ram Chand sold his 576/7200 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 96/1440 share, total 7/15 share, out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 3 Kanal – 15 Marlas – 0 Sarsai
- ii. Duli Chand – Krishan Singh – Om Prakash @ Billu – Naresh sons of Ram Chand sold their 312/2880 share – Mahender Singh son of Ram Chand sold his 264/2880 share – Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 1/5 share – Yashoda wife of Om Prakash sold her 360/2880 share, total 21/40 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 4 Kanal – 4 Marlas – 0 Sarsai
- iii. Ritu Saini daughter – Sanjiv Saini son of Purushottam Saini sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai

total admeasuring to 11 Kanal 6 Marla 3 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 10907 dated 16.11.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10907 dated 16.11.2023 is seen and verified.

24. Badr no. 97 dated 13.03.2013 – The mutation no. 12005 recording the names of the legal heirs of Hukam Singh son of Ganga Ram upon his demise namely, Tara Chand – Ranjit Singh – Sanjay Kumar sons of Hukam Singh was not recorded for Khewat no. 1160, 1161, 1162, 1542. The same is corrected. The copy of Badr is seen and is duly approved.

25. Rapat no. 753 dated 25.07.2003 – The mortgaged recorded in rapat no. 14 dated 05.09.1996 was released.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 7: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 7.**

- i. M/s Adore Buildcon LLP is exclusively entitled to Rectangle no. 28 Killa no.



19 (8-0) total admeasuring 8 Kanal 0 Marlas.

### VIII. TITLE REPORT:

Land admeasuring 8 Kanal 0 Marla situated in Village Sohna, Tehsil and District Gurugram, Haryana (hereinafter referred to as the "Land Parcel - 8").

S. No.	RECTANGLE NO.	KILA NO.	AREA		LAND CLASSIFICATION
			KANAL	MARLA	
1.	40	3	8	0	Chahi
	<b>TOTAL</b>		<b>8</b>	<b>0</b>	

### FLOW OF TITLE:

English Calendar Year	Name of Khatedar
Jamabandi Year - 2001-02, Khewat No. 1839, Khatoni No. 1822	i. Smt. Darshan Devi widow - Dinesh Kumar - Ravinder Kumar - Manish Kumar - Sachin Kumar sons of Suresh son of Radhe - jointly entitled to 1/21 share
This Khasra is belong to Rectangle No. 40, Killa No. 3 (8-0)	ii. Smt. Kailash Devi - Kamal - Bimla - Sharda - Sarla daughters - Smt. Suraj Devi widow Radhey Son of Ram Prashad - jointly entitled to 6/21 share
	iii. Kudiya - Daan Singh sons of Ganga Ram son of Nawal Singh - jointly entitled to 2/3 share

### CHANGE IN OWNERSHIP:

1. Vide mutation no. 11009 dated 01.02.2002 - Upon demise of Suresh son of Radhey Shyam on 12.06.1998, the names of his legal heirs were substituted namely Smt. Darshan Devi widow - Dinesh Kumar - Ravinder Kumar - Manish Kumar and Sachin Kumar sons of Suresh Kumar vide rapat no. 329 dated 16.11.2002. The copy of mutation is seen and is duly approved.
2. Vide mutation no. 16807 dated 13.2008 - Upon demise of Smt. Surju @ Surjo widow of Radhey son of Ram Prasad on 21.09.2007, the names of her legal heirs were substituted namely, Smt. Kailash Devi - Kamal - Bimla - Sarla - Sharda daughters of Smt. Surju @ Surjo became jointly entitled to 5/126 share - Dinesh Kumar - Ravinder Kumar - Manish - Sachin Kumar sons - Smt. Dardhan Devi widow Suresh son of Radhey became jointly entitled to 1/126 share vide rapat no. 690 dated 10.03.2008. The copy of mutation is seen and is duly approved.
3. Vide Mutation no. 24563 dated 28.11.2016 - Smt. Bimla - Sarla daughters of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal - 2 Marlas - 2 Sarsai.



- 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 3 Sarsai in favour of Dinesh – Ravinder – Manish – Sachin Kumar sons of Suresh Kumar son of Radhey vide registered Release Deed no. 3136 dated 10.10.2016. The copy of mutation is seen and is duly approved.
4. Vide Mutation no. 25127 dated 28.12.2017 – Upon demise of Kudiya son of Ganga Ram on 29.08.2017, the names of his legal heirs were substituted namely Mohan Lal – Gagan Singh – Satpal sons – Smt. Savitri daughter of Kudiya became entitled to 4/5 share and Pradeep son – Pushpa – Savita – Mamta daughter – Smt. Kaushalya widow of Jeet Ram became entitled to 1/5 share vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.
  5. Vide Mutation no. 25128 dated 28.12.2017 – Upon demise of Satpal son of Kudiya on 26.01.2009, the names of his legal heirs were substituted namely Smt. Chandra Kala widow – Lalita – Rekha – Asha – Seema – Hemlata daughters of Satpal vide Rapat no. 192 dated 06.12.2017. The copy of mutation is seen and is duly approved.
  6. Vide Mutation no. 25360 dated 26.04.2018 – Smt. Kailash – Kamal daughter of Radhey son of Ram Prasad released their 200/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 1 Kanal – 2 Marlas – 4 Sarsai, 158/1440 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai, 158/1440 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 17 Marlas – 5 Sarsai total admeasuring to 2 Kanal 17 Marla 3 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Suresh Kumar son of Radhey Shyam vide registered Release Deed no. 3479 dated 28.11.2017. The copy of mutation is seen and is duly approved.
  7. Vide Mutation no. 28653 dated 20.05.2022 – Pradeep son – Pushpa @ Reshmi Saini – Savita – Mamta daughters – Smt. Kaushalya widow of Jeet Ram transferred their 59/2880 share out of Rectangle No. 28 Killa no. 17 (8-0) admeasuring 0 Kanal 3 Marlas 2 Sarsai, 1/75 share out of Rectangle No. 28// 19 (8-0) admeasuring 0 Kanal 2 Marlas 1 Sarsai, 2/160 share out of Rectangle No. 40// 3 (8-0) admeasuring 0 Kanal 2 Marlas 0 Sarsai, total admeasuring to 0 Kanal 7 Marla 3 Sarsai in favour of Rakesh Kumar son of Sube Singh – Hemant Saini son of Ishwar Singh Saini vide registered Exchange Deed no. 868 dated 28.04.2022. The copy of mutation is seen and is duly approved. The Registered Transfer Deed no. 868 dated 28.08.2022 is seen and verified.
  8. Vide Mutation no. 29426 dated 14.06.2023 – Daan Singh son of Ganga Ram sold his 1/3 share out of Rectangle No. 40 Killa no. 3 (8-0), admeasuring to 2 Kanal 13 Marla 3 Sarsai, 1/15 share out of Rectangle No. 28 Killa no. 19 (8-0), admeasuring to 0 Kanal 10 Marla 6 Sarsai, 1/5 share out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 1 Kanal 12 Marla 0 Sarsai in favour of Deepak Saini – Vinod Saini sons of Daan Singh vide registered Transfer Deed no. NIL dated NIL. The copy of mutation is seen and is duly approved.



9. Vide Mutation no. 29469 dated 14.07.2023 – Rahul Saini – Deepak sons of Sharda daughter of Radhey Shyam released their 1/27 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 7 Marlas – 4 Sarsai, 1/27 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 5 Marlas – 8 Sarsai, 10/243 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 6 Marlas – 5 Sarsai, total admeasuring to 0 Kanal 19 Marla 8 Sarsai in favour of Dinesh – Manish – Ravinder – Sachin Kumar sons of Radhey vide registered Release Deed no. 3480 dated 20.06.2023. The copy of mutation is seen and is duly approved. The registered Release Deed no. 3480 dated 20.06.2023 is seen and verified.
10. Vide Mutation no. 29642 dated 03.10.2023 – Sandeep son of Smt. Sharda daughter of Radhey Shyam released their 1/54 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) admeasuring to 0 Kanal – 3 Marlas – 7 Sarsai, 1/54 share out of Rectangle No. 40// 3 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, 10/486 share out of Rectangle no. 28// 19 (8-0) admeasuring to 0 Kanal – 3 Marlas – 0 Sarsai, total admeasuring to 0 Kanal 9 Marla 7 Sarsai in favour of Manish – Dinesh – Ravinder Kumar – Sachin sons of Suresh Kumar son of Radhey Shyam vide Registered Release Deed no. 5274 dated 18.08.2023. The copy of mutation is seen and is duly approved. The copy of registered Release Deed no. 5274 dated 18.08.2023 is seen and verified.
11. Vide Mutation no. 29644 dated 03.10.2023 – Pushpa – Savita – Mamta daughters – Kaushalya widow of Jeet Ram transferred their 62/1440 share out of Rectangle No. 40 Killa no. 3 (8-0) admeasuring to 0 Kanal 6 Marlas 8 Sarsai, 8/1440 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal 0 Marlas 8 Sarsai, total admeasuring to 0 Kanal 7 Marla 7 Sarsai, in favour of Pradeep Saini son of Jeet Ram vide registered Release Deed no. 5429 dated 22.08.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 5429 dated 22.08.2023 is seen and verified.
12. Vide Mutation no. 29645 dated 03.10.2023 – Lalita – Asha – Seema – Hemlata daughters of Satpal transferred their 252/7200 share out of Rectangle No. 40 Killa no. 3 (8-0) admeasuring to 0 Kanal 5 Marlas 6 Sarsai, 4/450 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal 1 Marlas 4 Sarsai, 8/160 share out of Rectangle no. 28// 17 (8-0) admeasuring to 0 Kanal 8 Marlas 0 Sarsai, total admeasuring to 0 Kanal 15 Marla 1 Sarsai in favour of Chander Kala wife of Satpal vide registered Transfer Deed no. 6003 dated 01.09.2023. The copy of mutation is seen and is duly approved. The Registered Transfer Deed no. 6003 dated 01.09.2023 is seen and verified.
13. Vide mutation no. 29775 dated 08.11.2023 –
- i. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 586/1818 share – Darshan Devi wife of Suresh Kumar sold their 20/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2), total 606/1818 share, admeasuring to 3 Kanal – 7 Marlas – 3



Sarsai;

- ii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 463/1440 share – Darshan Devi wife of Suresh Kumar sold their 17/1440 share out of Rectangle No. 28// 19 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;
- iii. Dinesh – Ravinder Kumar – Sachin – Manish sons of Suresh Kumar son of Radhey Shyam sold their 464/1440 share – Darshan Devi wife of Suresh Kumar sold their 16/1440 share out of Rectangle No. 40// 3 (8-0), total 480/1440 share admeasuring to 2 Kanal – 13 Marlas – 3 Sarsai;

total admeasuring to 8 Kanal 14 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide registered Sale Deed no. 9990 dated 23.10.2023. The copy of mutation is seen and is duly approved. The registered Sale Deed no. 9990 dated 23.10.2023 is seen and verified.

14. Vide mutation no. 29776 dated 08.11.2023 –

- i. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 606/1818 share out of Rectangle No. 28 Killa no. 18 (8-0), 20/1 (2-2) 606/1818 share admeasuring to 3 Kanal – 7 Marlas – 3 Sarsai;
- ii. Tara Chand – Ranjit – Sanjay Sons of Hukam Singh sold their 96/1440 share, Chander Kala widow Satpal sold her 19/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 96/1440 share, total 211/1440 share out of Rectangle No. 28// 19 (8-0), admeasuring to 1 Kanal – 3 Marlas – 4 Sarsai;
- iii. Gugan Singh – Mohan Lal sons of Kudiya sold their 204/1440 share, Savitri daughter of Kudiya sold her 6/1440 share, Pradeep Saini son of Jeet Ram son of Kudiya sold his 78/1440 share, Chander Kala widow Satpal sold her 96/1440 share, Deepak Saini – Vinod Saini sons of Daan Singh sold their 480/1440 share, total 864/1440 share out of Rectangle no. 40// 3 (8-0) admeasuring to 4 Kanal – 16 Marlas – 0 Sarsai;
- iv. Tara Chand – Ranjit – Sanjay Kumar sons of Hukam Singh sold their 216/2880 share – Mohan Lal son of Kudiya sold his 18/2880 share - Gugan Singh son of Kudiya sold his 80/2880 share – Pradeep Saini son of Jeet Ram sold his 20/2880 share – Chander Kala widow of Satpal sold her 264/2880 share – Deepak Saini – Vinod Saini sons of Daan Singh sold their 576/2880 share, total 1174/2880 share, out of Rectangle No. 28 Killa no. 17 (8-0), admeasuring to 3 Kanal – 5 Marlas – 2 Sarsai;

total admeasuring to 12 Kanal 12 Marla 0 Sarsai in favour of M/s Adore Buildcon LLP vide Registered Sale Deed no. 10125 dated 26.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Sale Deed no. 10125 dated 26.10.2023 is seen and verified.



15. Vide Mutation no. 29777 dated 08.11.2023 – Asha Saini daughter of Santosh Kumar Saini transferred her entire share out of Rectangle No. 28 Killa no. 13/1 (6-14), 13/2 (1-6), 194/2880 share out of Rectangle No. 28// 17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28// 19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No.40// 3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, total admeasuring to 9 Kanal 16 Marla 3 Sarsai to in favour of Santosh Kumar Saini son of Fakir Chand vide Registered Transfer Deed no. 9888 dated 20.10.2023. The copy of mutation is seen and is duly approved. The copy of registered Transfer Deed no. 9888 dated 20.10.2023 is seen and verified.

16. Vide Mutation No. 29832 dated 20.11.2023 – Santosh Kumar Saini son of Fakir Chand sold his entire share out of Rectangle No. 28 Killa No. 13/1 (6-14), 13/2 (1-4), 194/2880 share out of Rectangle No. 28//17 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 77/1440 share out of Rectangle No. 28//19 (8-0) admeasuring to 0 Kanal – 8 Marlas – 5 Sarsai, 96/1440 share out of Rectangle No. 40//3 (8-0) admeasuring to 0 Kanal – 10 Marlas – 7 Sarsai, 442/2655 share out of Rectangle No. 28 Killa No. 23/2 (6-15), 24 (8-0) admeasuring to 2 Kanal – 9 Marlas – 0 Sarsai, total admeasuring 11 Kanal 19 Marlas 01 Sarsai in favour of M/s Adore Buildcon LLP Registered Sale Deed no. 10772 dated 09.11.2023. The copy of mutation is seen and is duly approved. The copy of Sale deed no. 10772 dated 09.11.2023 is seen and verified.

**PRESENT STATUS OF TITLE OF LAND PARCEL – 8: Subject to verification of the documents and deeds as mentioned above and subject to the qualifications mentioned above, the following persons / entities are entitled to the mentioned shares in the Land Parcel – 8.**

1. M/s Adore Buildcon LLP is exclusively entitled to Rectangle no. 40 Killa no. 3 (8-0) total admeasuring 8 Kanal 0 Marlas.

**1. LIMITATIONS OF THE REPORT :**

- 1.1 We have taken due care and caution for the preparation of the report. However, we shall not be responsible or in any way be held liable for any damage or loss suffered by any person because of this report.
- 1.2 This Report is issued for the sole use of the Client only. We accept no responsibility or legal liability to any person other than the Client in relation of the contents of the Report.
- 1.3 This Report is based on the local revenue laws and practices prevailing in the state of Haryana.
- 1.4 That we have exercised utmost caution and diligence while making this report, however we do not indemnify or be held liable for any error arising out of mis- calculations and humans errors in judgment while preparing the Report.

Dated 15-07-2024

  
  
SIDDHARTH PRATAP SINGH  
ADVOCATE