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Advocates, Consultants & Document Writers

M/s Robotex Real Estates Private Limited
Registered office at C-1/122, SF, Janakpuri,
New Delhi-110058

Subject : DUE DILIGENCE

Dear Sir,

In accordance with the engagement dated 27.10.2023 to perform due diligence on Land comprised in:

1. Khewat/Khata No. 21/21, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23 Killa No. 15/3(0-7) field 2, land measuring **6 Kanal 3 Marla Salam.**
2. Khewat/Khata No.472/480, Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring **9 Kanal 11 Marla Salam**
3. Khewat/Khata No. 473/481, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring **6 kanal 5 marla Salam.**
4. Khewat/Khata No. 474/482, Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19), 15/5(1-2), 16/1(2-7), 17/1(1-13), field 9 land measuring **13 Kanal 14 Marla Salam.**
5. Khewat/Khata No.648/656 Rectangle No.22, Killa No.9/2(0-13), Rectangle No.23 Killa No. 6/2 (3-16), 7/2min(1-3), field 3 land measuring **5 Kanal 13 Marla Salam**

therefore total land measuring **41 kanal 6 marla** situated in the revenue estate of Village Bajghera, Tehsil & District Gurugram.

The said Land measuring 41 kanal 6 marla is owned by Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni, both residents of 79, Sector-9A, Chandigarh as per their share. The necessary work has been preformed and hereby report my findings to you are as follows.



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Terms of Reference

My report has been prepared solely for the use of Robotex Real Estates Private Limited. The report should not be otherwise referred to, in whole or in part, or quoted by expertise or reference in any manner, or distributed in whole or in part or published or copied to any third party without our prior written consent.

The scope of the work has been limited to the purpose of engagement detailed in the engagement letter.

Places Visited and Sources of Information

Office of Halka (area) Patwari situated at Tehsil & District Gurugram; office of Registrar, District Gurugram and Office of Sub-Registrar Tehsil Gurugram. Information is as per the records maintained in above said offices.

Verification

In completing my work I have relied on the integrity of the information and data supplied to me. I have not independently verified the information or documentation provided to me unless expressly stated in the report.

Projections

I have made the projections based on underlying assumptions provided by the concerned authorities. I cannot or do not explore the technical aspects of business decisions and their calculations. The assumptions are the sole responsibility of the Robotex Real Estates Private Limited Revenue Papers viz. Jamabandis, Mutations, and Certified Copies of registered documents have been reviewed and no responsibility is accepted for any of them being wrong, or the ultimate accuracy.



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Disclaimer

As a part of the engagement to look for possible issues the negative aspects have been highlighted. In spite of detailed research and analysis risks cannot be eliminated and all business and investment decisions contain some amount of risk. However, I do not claim that I can or have uncovered all possible issues.

This report is issued on the understanding you have drawn my attention to all matters related to title of the land. The fieldwork for this report was completed on 31.10.2023 and I accept no responsibility for events and circumstances occurring after that date or of updating the report.

Limited Review Report

This is only a limited review report, the scope of the work being confined to the areas specified in the engagement. Further, the scope of our work has been limited by the time available and the work should not be relied upon as being comprehensive.

Accordingly, I do not, and cannot represent that the procedures have been sufficient for your purposes.

Matters Excluded

There are other areas, such as,

1. issues of law (including without prejudice to the foregoing, validity and effectiveness of contracts, licenses, title deeds including those for property, investments and stock, encumbrances, and all matter relation to product liability);
2. valuation of land
3. regulatory issues





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I am not related to the owners nor have any concern with the said land in any manner, which may affect the value of my report as legal advisor in the present case.

Yours faithfully,



Manish Kumar Saini
Advocate

Encl.:

1. Detailed Due Diligence
2. Certified Copies of Jamabandi for the year 2019-2020, 2014-2015, 2009-2010, 2004-2005, 1999-2000, 1994-1995 enclosed herewith as Annexure I
3. Certified Copies of Mutations as per Annexure II enclosed herewith
4. Certified Copies of Vasikas (Documents) enclosed herewith as Annexure III
5. Certified Copy of Badar No.9
6. Certified Copy of Rapat No.305, 243,217

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DUE DILIGENCE REPORT & LEGAL OPINION ON TITLE

Land measuring 41 kanal 6 marla situated in the revenue estate of village Bajghera, Tehsil &, District Gurugram (Haryana)

1. Title to the Land:

Record maintained in the Halka Patwari Office for the Last Thirty (30) years has been inspected and it is observed that the latest Jamabandi available in the Patwari Office is for the year 2019-2020. The Jamabandi upto year i.e. 1994 - 1995, only for the particular Fields comprised in Rectangle No.22 & 23, has been inspected.

The observations are as under:

Khewat/Khata No.21/21:

Jamabandi Year 2019-2020

On inspection of Khewat/Khata No.21/21, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23, Killa No.15/3(0-7) field 2, land measuring 6 Kanal 3 Marla Salam, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name Mr. Uday C Soni son of Sh. R. D. Soni – 2/3rd undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share, both residents of 79, Sector-9A, Chandigarh .

In remarks column entry of two mutation Nos. 2297 and 2394 is found.



Reference:

Mutation No.2297 sanctioned on 19.02.2021 (Change of title through Sale Deed): The land measuring 5 kanal 18 marla comprised in Khewat/Khata No.21/21, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23, Killa No.15/3/1(0-2) field 2, land measuring 5 Kanal 18 Marla was sold by Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni, both residents of 79, Sector-9A, Chandigarh through their General Power of Attorney holder M/s Raheja Developers Ltd. to Mr. Okamura Homes Private Limited registered at W4D-204/5, Keshav Kunj Sainik Farm, New Delhi vide Sale Deed Vasika No.1731 dated 22.09.2020 registered in the office of Sub-Registrar Gurugram.

Mutation No.2394 sanctioned on 03.02.2023 (Cancellation of Mutation No.2297): The Mutation No.2297 dated 19.02.2021 was cancelled and the title of the said land measuring 5 kanal 18 marla was recorded again in favour of Mr. Uday C Soni son of Sh. R. D Soni – 2/3rd undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share, both residents of 79, Sector-9A, Chandigarh. The Cancellation of Mutation No.2297 was enacted on the basis of Court Decree passed in Case No.CS4140 of 2022, date of decision 12.12.2022.

Observations:

At present the ownership of the said Land comprised in Khewat/Khata No.21/21, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23, Killa No.15/3(0-7) field 2, land measuring 6 Kanal 3 Marla Salam, is in the name of Mr. Uday C Soni son of Sh. R. D Soni – 2/3rd undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share, both residents of 79, Sector-9A, Chandigarh an has clear marketable title.



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Khewat/Khata No. 472/480

On inspection of Khewat/Khata No.472/480, Rectangle No.23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name Mr. Uday Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh.

In remarks column entry of two mutation Nos. 2297 and 2394 are found to be recorded

Reference:

Mutation No.2297 sanctioned on 19.02.2021 (Change of title through Sale Deed): The said land measuring 3 kanal 18 marla was sold by Mr. Uday Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh through General Power of Attorney holder M/s Raheja Developers Ltd. to Mr. Okamura Homes Private Limited registered at W4D-204/5, Keshav Kunj Sainik Farm, New Delhi vide Sale Deed Vasika No.1731 dated 22.09.2020 registered in the office of Sub-Registrar Gurugram.

Mutation No.2394 sanctioned on 03.02.2023 (Cancellation of Mutation No.2297): The Mutation No.2297 dated 19.02.2021 was cancelled and the title of the said land measuring 3 kanal 18 marla was recorded again in favour of Mr. Uday Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh. The Cancellation of Mutation No.2297 was enacted on the basis of Court Decree passed in Case No.CS4140 of 2022, date of decision 12.12.2022.

Observations

At present the ownership of the said Land comprised in Khewat/Khata No.472/480, Rectangle No.23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, is in the name of Mr. Uday C Soni son of Sh. R. D Soni resident of changed 79, Sector-9A, Chandigarh and has clear marketable titile.



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Khewat/Khata No. 473/481.

On inspection of Khewat/Khata No. 473/481, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in equal share in the name of Mr. Uday C Soni son of Sh. R. D Soni – 1/2 undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/2 undivided share, both residents of changed 79, Sector-9A, Chandigarh

In remarks column entry of two mutation Nos. 2297 and 2394 are found to be recorded

Mutation No.2297 sanctioned on 19.02.2021 (Change of title through Sale Deed): The said land measuring 6 kanal 3 marla comprised in Khewat/Khata No. 473/481, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1/1(1-14), field 3 land measuring 6 kanal 3 marla was sold by Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni both residents of 79, Sector-9A, Chandigarh through General Power of Attorney holder M/s Raheja Developers Ltd. to Mr. Okamura Homes Private Limited registered at W4D-204/5, Keshav Kunj Sainik Farm, New Delhi vide Sale Deed Vasika No.1731 dated 22.09.2020 registered in the office of Sub-Registrar Gurugram.

Mutation No.2394 sanctioned on 03.02.2023 (Cancellation of Mutation No.2297): The Mutation No.2297 dated 19.02.2021 was cancelled and the title of the said land measuring 6 kanal 3 marla was recorded again in favour of Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni both residents of 79, Sector-9A, Chandigarh. The Cancellation of Mutation No.2297 was enacted on the basis of Court Decree passed in Case No.CS4140 of 2022, date of decision 12.12.2022.

Observations

At present the ownership of the said Land comprised in Khewat/Khata No. 473/481, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, is in the name of Mr. Uday C Soni son of



Sh. R. D Soni and Mr. Anoop C Soni son of Uday C Soni both residents of 79, Sector-9A, Chandigarh and has a clear marketable title.

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Khewat/Khata No. 474/482

On inspection of land comprised in Khewat/Khata No. 474/482, Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No.14/2(1-8), 15/2(2-19), 15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla, It is observed that the land measuring 14 Kanal 4 Marla is recorded in the name Mr. Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh

In remarks column entry of two mutation Nos. 2297 and 2394 and Rapat No. 305 dated 10.12.2013, and Rapat No. 243 dated 08.12.2014, and Rapat No. 217 dated 25.11.2016 are found to be recorded

Mutation No.2297 sanctioned on 19.02.2021 (Change of title through Sale Deed): The said land measuring 1 kanal 4 marla comprised in Khewat/Khata No. 474/482, Rectangle No.22, Killa No. 11/3/1(0-6), Rectangle No.23, Killa No.15/2/1(0-18), field 2 land measuring 1 kanal 4 marla, was sold by Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh through General Power of Attorney holder M/s Raheja Developers Ltd. to Mr. Okamura Homes Private Limited registered at W4D-204/5, Keshav Kunj Sainik Farm, New Delhi vide Sale Deed Vasika No.1731 dated 22.09.2020 registered in the office of Sub-Registrar Gurugram.

Mutation No.2394 sanctioned on 03.02.2023 (Cancellation of Mutation No.2297): The Mutation No.2297 dated 19.02.2021 was cancelled and the title of the said land measuring 1 kanal 4 marla was recorded again in favour of Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh. The Cancellation of Mutation No.2297 was enacted on the basis of Court Decree passed in Case No.CS4140 of 2022, date of decision 12.12.2022.



Rapat No.243

The Land Acquisition department notified the land comprised in Rectangle No.23 Killa No. 18/1 under Section 4 of Land Acquisition Act.

Rapat No.305

The Land Acquisition department notified the land comprised in Rectangle No.23 Killa No. 18/1 under Section 6 of Land Acquisition Act.

Rapat No.217

The Land Acquisition department acquired the land comprised in Rectangle No.23 Killa No. 18/1(0-10) land measuring 0 kanal 10 marla and awarded under Section 9 of Land Acquisition Act.

Observations

At present the ownership of the said Land comprised in Khewat/Khata No. 474/482, Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No.14/2(1-8), 15/2(2-19), 15/5(1-2), 16/1(2-7), 17/1(1-13), field 9 land measuring 13 Kanal 14 Marla, is in the name of Mr. Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh and has a clear marketable title.

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Khewat/Khata No. 648/656

On inspection of land comprised in Khewat/Khata No. 648/656, Rectangle No. 22, Killa No.9/2(0-13), Rectangle No.23, Killa No.6/2(3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla, it is observed that the land measuring 6 Kanal 16 Marla is recorded in equal share in the name of Mr. Uday C Soni son of Sh. R. D Soni – 1/2 undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/2 undivided share, both residents of 79, Sector-9A, Chandigarh.



In remarks column entry of two mutation Nos. 2297 and 2394 and Rapat No. 305 dated 10.12.2013, and Rapat No. 243 dated 08.12.2014, and Rapat No. 217 dated 25.11.2016 are found to be recorded

Mutation No.2297 sanctioned on 19.02.2021 (Change of title through Sale Deed): The said land measuring 4 kanal 9 marla comprised in Khewat/Khata No. 648/656, Rectangle No.22, Killa No.9/2(0-13), Rectangle No.23, Killa No.6/2(3-16), field 2 land measuring 4 kanal 9 marla was sold by Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni both residents of 79, Sector-9A, Chandigarh through General Power of Attorney holder M/s Raheja Developers Ltd. to Mr. Okamura Homes Private Limited registered at W4D-204/5, Keshav Kunj Sainik Farm, New Delhi vide Sale Deed Vasika No.1731 dated 22.09.2020 registered in the office of Sub-Registrar Gurugram.

Mutation No.2394 sanctioned on 03.02.2023 (Cancellation of Mutation No.2297): The Mutation No.2297 dated 19.02.2021 was cancelled and the title of the said land measuring 4 kanal 9 marla was recorded again in favour of Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni both residents of 79, Sector-9A, Chandigarh. The Cancellation of Mutation No.2297 was enacted on the basis of Court Decree passed in Case No.CS4140 of 2022, date of decision 12.12.2022.

Rapat No.243

The Land Acquisition department notified the land comprise in Rectangle No.23 Killa No. 7/2 under Section 4 of Land Acquisition Act.

Rapat No.305

The Land Acquisition department notified the land comprise in Rectangle No.23 Killa No. 7/2 under Section 6 of Land Acquisition Act.



Rapat No.217

The Land Acquisition department acquired the land comprise in Rectangle No.23 Killa No. 7/2min(1-4) land measuring 1 kanal 4 marla and awarded under Section 9 of Land Acquisition Act.

Observations

At present the ownership of the said Land comprised in Khewat/Khata No. 648/656, Rectangle No. 22, Killa No.9/2(0-13), Rectangle No.23, Killa No.6/2(3-16), 7/2(1-3), field 3 land measuring 5 Kanal 12 Marla, is in the name of Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Uday C Soni both residents of 79, Sector-9A, Chandigarh and has a clear marketable title.

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Khewat/Khata No.12/12:**Jamabandi Year 2014 – 2015:**

On inspection of land comprised in Khewat/Khata No.12/12, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23 Killa No. 15/3(0-7) field 2, land measuring **6 Kanal 3 Marla Salam**, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name of Mr. Uday C Soni son of Sh. R. D Soni – 2/3rd undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share, both residents of 79, Sector-9A, Chandigarh.

No entry is found in the remarks column

Opinion

Mr. Uday C Soni son of Sh. R. D Soni – 2/3rd undivided share and Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share, both residents of 79, Sector-9A, Chandigarh, are owner in possession of land comprised in Khewat/Khata No.12/12, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring **6 Kanal 3 Marla Salam** and has clear marketable title.



Khewat/Khata No.437/446:

Jamabandi Year 2014 – 2015:

On inspection of land comprised in Khewat/Khata No.437/446, Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name of Mr. Uday C Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh.

No entry is found in the remarks column

Opinion

Mr. Uday C Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh is owner of land comprised **Khewat/Khata No.437/446**, Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, salam and has clear marketable title.

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Khewat/Khata No.438/447:

Jamabandi Year 2014 - 2015:

On inspection of Rectangle No.22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in the name Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni, both resident of 79, Sector-9A, Chandigarh – equal share.

In remarks column Badar No.9 is found to be recorded

Badar No.9: The name of Mr. Anoop C Soni is corrected as per the Badar No.9

Opinion

Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni, both resident of 79, Sector-9A, Chandigarh are owners of equal share in land comprised in Khewat/Khata No.438/437, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla.



Khewat/Khata No. 439/448:

Jamabandi Year 2014-2015:

On inspection of Khewat/Khata No.439/448 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No.14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla, it is observed that the land measuring 14 Kanal 4 Marla is recorded in the name of Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh.

In remarks column Rapat No. 305 dated 10.12.2013, Rectangle No. 23, Killa No. 18/1(0-10) Section 4 of Haryana land acquisition Act and Rapat No. 243 dated 08.12.2014, as per Section 6 of Haryana land acquisition Act and Rapat No. 217 dated 25.11.2016 has been acquired by Haryana Government.

The Rapats have already been discussed above while inspection of Jamabandi for the year 2019-2020.

Opinion:

Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh, is owner of land comprised in Khewat/Khata No. 439/448 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), field 8 land measuring 13 Kanal 14 Marla Salam (after acquisition of land comprised in Killa No.23//18/1(0-10)).

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Khewat/Khata No.600/609:

Jamabandi Year 2014-2015:

On inspection of Khewat/Khata No. 600/609 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla is recorded in the name Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share .



In remarks column Rapat No. 305 dated 10.12.2013, Rectangle No. 23, Killa No. 7/2min as per Section 4 of Haryana land acquisition Act and Rapat No. 243 dated 08.12.2014, as per Section 6 of Haryana land acquisition Act and Rapat No. 217 dated 25.11.2016 Rectangle No. 23 Kill No. 7/2min (1-4) has been acquired by Haryana Government.

The Rapats have already been discussed above while inspection of Jamabandi for the year 2019-2020.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share are owners of land comprised in Khewat/Khata No. 600/609 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2min(1-3), field 3 land measuring 5 Kanal 12 Marla.

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Khewat/Khata No.9/9:

Jamabandi Year 2009 - 2010:

On inspection of Khewat/Khata No. 9/9, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

No remark is found in the remarks column.

Opinion:

Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share are owners in possession of land comprised in Khewat/Khata No. 9/9, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla.



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Khewat/Khata No.358/371:

Jamabandi Year 2009 – 2010 :

On inspection of Khewat/Khata No.358/371 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh

No remark is found in the remarks column.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No.358/371 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla.

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Khewat/Khata No.359/372:

Jamabandi Year 2009 – 2010 : On inspection of Khewat/Khata No. 359/372, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in the Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

In the remarks column entry of Badar No. 9. Badar No.9 has already been discussed above.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni and Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 359/372, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marl salam in equal share.



Khewat/Khata No.495/508:

Jamabandi Year 2009 - 2010:

On inspection of Khewat/Khata No. 495/508 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla it is observed that the land measuring 6 Kanal 16 Marla is recorded in the name of Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh.

No remark is found in remarks column

Opinion:

In the said Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh are owners in possession of land comprised in Khewat/Khata No. 495/508 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla in equal share.

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Khewat/Khata No.360/373:

Jamabandi Year 2009 - 2010:

On inspection of Khewat/Khata No. 360/373 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla it is observed that the land measuring 14 Kanal 4 Marla is recorded in the name of Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 360/373 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14),



20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla.

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Khewat/Khata No.5/5:

Jamabandi Year 2004 - 2005:

On inspection of Khewat/Khata No. 5/5, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni – 2/3rd undivided share AND Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd undivided share both residents of 79, Sector-9A, Chandigarh in equal share are owners in possession of land comprised in Khewat/Khata No. 5/5, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla.

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Khewat/Khata No.305/320:

Jamabandi Year 2004 – 2005 :

On inspection of Khewat/Khata No.305/320 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh

In remarks column no entry is found.



Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No.305/320 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla.

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Khewat/Khata No.306/321:

Jamabandi Year 2004 – 2005 : On inspection of Khewat/Khata No. 306/321, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in the Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni and Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 306/321, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marl salam in equal share.

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Khewat/Khata No.426/441:

Jamabandi Year 2004 - 2005:

On inspection of Khewat/Khata No. 426/441 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla it is observed that the land measuring 6 Kanal 16 Marla is



recorded in the name of Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both residents of 79, Sector-9A, Chandigarh.

In remarks column entry of two mutation Nos. 2297 and 2394 and Rapat No. 305 dated 10.12.2013, and Rapat No. 243 dated 08.12.2014, are found to be recorded

The Rapats have already been discussed above.

Opinion:

In the said Mr. Uday C Soni son of Sh. R.C Soni AND Anoop Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh are owners in possession of land comprised in Khewat/Khata No. 426/441 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla in equal share.

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Khewat/Khata No.307/322:

Jamabandi Year 2004 - 2005:

On inspection of Khewat/Khata No. 307/322 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla it is observed that the land measuring 14 Kanal 4 Marla is recorded in the name of Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh.

In remarks column entry of two mutation Nos. 2297 and 2394 and Rapat No. 305 dated 10.12.2013, and Rapat No. 243 dated 08.12.2014, are found to be recorded

The Rapats have already been discussed above.



Opinion:

In the said khewat/khata, Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 307/322 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla.

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Khewat/Khata No.5/5:

Jamabandi Year 1999 - 2000:

On inspection of Khewat/Khata No. 5/5, Rectangle No.22, Killa No. 11/2(5-16), Rectangle No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni – 2/3rd undivided share AND Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd Undivided share resident of both 79, Sector-9A, Chandigarh in equal share.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni – 2/3rd undivided share AND Mr. Anoop C Soni son of Sh. Uday C Soni – 1/3rd Undivided share both residents of 79, Sector-9A, Chandigarh in equal share are owners in possession of land comprised in Khewat/Khata No. 5/5, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla.



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Khewat/Khata No.299/313:

Jamabandi Year 1999 – 2000 :

On inspection of Khewat/Khata No.299/313, Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No.299/313 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla.

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Khewat/Khata No.300/314:

Jamabandi Year 1999– 2000 : On inspection of Khewat/Khata No. 300/314, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in the Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni and Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 300/314, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla salam in equal share.


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Khewat/Khata No.420/435:

Jamabandi Year 1999 - 2000:

On inspection of Khewat/Khata No. 420/435 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla it is observed that the land measuring 6 Kanal 16 Marla is recorded in the name of Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh.

In remarks column no entry is found.

Opinion:

In the said Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh are owners in possession of land comprised in Khewat/Khata No. 420/435 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla in equal share.

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Khewat/Khata No.301/315:

Jamabandi Year 1999- 2000:

On inspection of Khewat/Khata No. 301/315 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla it is observed that the land measuring 14 Kanal 4 Marla is recorded in the name of Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh.

In remarks column no entry is found.

Opinion:

In the said khewat/khata, Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 301/315 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14),



20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla.

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Khewat/Khata No.4/5:

Jamabandi Year 1994 - 1995:

On inspection of Khewat/Khata No. 4/5, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla, it is observed that the land measuring 6 Kanal 3 Marla is recorded in the name of Mr. Surjeet -Ramphal both sons of Kali Ram son of Sh. Lala Ram

In remarks column a mutation No.1176 dated 16.02.1999 and dated 03.08.1999

Reference:

Mutation No.1176 (Change of title through Court Decree): The said land measuring 6 kanal 3 marla was transferred through court Decree to Mr. Uday C Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh, 2/3 share and Mrs. Supriya Sule wife of Sadanand Sule resident Mrs. Supriya Sule wife of Sadanand Sule resident of 3 Mayfair Garden, Liril Gibbay Road Malbar Hill Mumbai-1/3

Mutation No.1205 (Change of title through Gift Deed): The said land measuring 2 kanal 1 marla was transferred through gift deed to Mr. Uday C Soni son of Sh. R. D Soni resident of 79, Sector-9A, Chandigarh by Mrs. Supriya Sule wife of Sadanand Sule resident of 3 Mayfair Garden, Liril Gibbay Road Malbar Hill Mumbai vide Gift Deed Vasika no. 5421 dated 28.07.1999.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni is owner in possession of land comprised in Khewat/Khata No. 4/5, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla.



Khewat/Khata No.257/273 :

Jamabandi Year 1994 – 1995:

On inspection of Khewat/Khata No.257/273, Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, it is observed that the land measuring 9 Kanal 11 Marla is recorded in the name of Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh

In remarks column no entry is found. The entries shown in the remarks column have already been enacted in the Jamabandi.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No.358/371 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla.

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Khewat/Khata No.258/274:

Jamabandi Year 1994 – 1995 : On inspection of Khewat/Khata No. 258/274, Rectangle No.22, Killa No.10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, it is observed that the land measuring 6 Kanal 5 Marla is recorded in the Mr. Uday C Soni son of R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni resident of 79, Sector-9A, Chandigarh in equal share.

In remarks column no entry is found. The entries shown in the remarks column have already been enacted in the Jamabandi.

Opinion:

In the said khewat/khata, Mr. Uday C Soni son of R.C. Soni and Anoop Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 258/274, Rectangle No.22,



Killa No.10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla in equal share.

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Khewat/Khata No.363/381:

Jamabandi Year 1994 – 1995 :

On inspection of Khewat/Khata No. 363/381 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla it is observed that the land measuring 6 Kanal 16 Marla is recorded in the name of Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both resident of 79, Sector-9A, Chandigarh.

In remarks column no entry is found.

Opinion:

In the said Mr. Uday C Soni son of Sh. R.C Soni AND Anoop C Soni son of Uday C Soni both residents of 79, Sector-9A, Chandigarh are owners in possession of land comprised in Khewat/Khata No. 495/508 Rectangle No. 22, Killa No. 9/2 (0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla in equal share.

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Khewat/Khata No.259/275:

Jamabandi Year 1994 – 1995 :

On inspection of Khewat/Khata No. 259/275, Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No.14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla it is observed that the land measuring 14 Kanal 4 Marla is recorded in the name of Mrs. Supriya Sule wife of Mr. Sadanand Sule resident of 3 Mayfair Garden, Liril Gibbay Road, Malbar Hills, Mumbai.

In remarks column an entry of Mutation No.1205 is found.



Mutation No.1205 (Change of title through Gift Deed): The said land measuring 14 kanal 4 marla was transferred through gift deed to Anoop C Soni son of Mr. Uday C Soni resident of 79, Sector-9A, Chandigarh by Mrs. Supriya Sule wife of Sadanand Sule resident of 3 Mayfair Garden, Liril Gibbay Road, Malbar Hilld Mumbai vide Gift Deed Vasika no. 5421 dated 28.07.1999.

Opinion:

In the said khewat/khata, Anoop C Soni son of Uday C Soni resident of 79, Sector-9A, Chandigarh is owner in possession of land comprised in Khewat/Khata No. 259/275, Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19), 15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla.

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Inspection of record maintained in the office of Registrar District Gurugram.**

I have inspected the record from 1994 to 1997 , maintained in the Office of Registrar District Gurugram vide receipt No. 20299 dated 26.10.2023 and from 1997 to 26.10.2023 maintained in the office of Sub-Registrar Tehsil Gurugram vide receipt No.7073 dated 27.10.2023.

Registrar Gurugram Office:

On inspection of the Registrar Office Gurugram no document is found to be executed in regard to the said Land.

Sub-Registrar Tehsil Gurugram office :

On inspection of records maintained in Sub-Registrar Office Tehsil Gurugram there are Four documents found to be executed and registered in the Office of Sub Registrar Gurugram. One is Collaboration Agreement vide vasika No. 11758 dated 27.07.2011 and one General Power of Attorney vide Vasika No. 411 dated 27.07.2011, and Supplementary Collaboration Agreement Vasika No.9273 dated 15.07.2013 and one Sale Deed bearing



Vasika No. 1731 dated 23.09.2020 registered in the Office of Sub-Registrar Gurugram and One Court Decree vide Vasika No. 11899 dated 17.01.2023 registered in the Office of Sub-Registrar Gurugram

Collaboration Agreement vasika No. 11758 dated 27.07.2011 :

The Collaboration is entered and executed by Mr. Uday C Soni son of Sh. R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni both resident No. 79, Sector-9A, Chandigarh with Raheja Developers Limited (**Developer**), having its office at W4D, 204/5, Keshav Kunj, Sainik Farm, New Delhi For developing a Commercial colony by obtaining a change of land use and Licence from the concerned authorities, over the said Land measuring 5.1375 acre (*details of land given in collaboration agreement*). As per the terms of Collaboration Agreement the possession of the said Land was handed over to the Developer at the time of execution and registration of said Collaboration Agreement. A certified Copy is enclosed herewith.

Supplementary Collaboration Agreement Vasika No.9273 dated 15.07.2013

Through the Supplementary Agreement few terms and conditions of the Collaboration Agreement dated 27.07.2011 are amended. A certified Copy is enclosed herewith.

Sale Deed Vasika No. 1731 dated 23.09.2020 :

Raheja Developers Limited (**Developer**), having its office at 215-216 Rectangle 1, D4, Saket District Center, Saket, New Delhi as General Power of Attorney holder of Mr. Uday C Soni son of Sh. R.C. Soni AND Mr. Anoop C Soni son of Sh. Uday C Soni both resident House No. 79, Sector-9A, Chandigarh executed and got registered the Sale Deed of Land measuring 21 Kanal 11 Marla 7 Sarsai in favour of Okamura Homes Private Limited having its registered W4D, 204/5, Keshav Kunj, Sainik Farm, New Delhi. A certified Copy is enclosed herewith.



Court Decree Vasika No. 11899 dated 17.01.2023 :

The Sale Deed bearing Vasika No.1731 dated 23.09.2023 challenged by Mr. Uday C Soni son of Sh. R. C. Soni and Mr. Anoop C Soni son of Sh. Uday C Soni vide CS-4140-2022 (case No.) in the court of Manoj Kumar Rana Civil Judge (Senior Division), wherein an Order dated 12.12.2022 passed by the Hon'ble Manoj Kumar Rana Judge to Cancel the Sale Deed Vasika No.11899 dated 17.01.2023. The said Court Decree has been registered at Sub-Registrar Office Gurugram vide Vasika No.11899 dated 17.01.2023

Encumbrances:

On the basis of perusal of the Jamabandi Record for the Subject Land as well as office of Registrar, Sub-Registrar offices, I have observed that the Land is free from all sorts of encumbrances.

Executive Summary:


Mr. Uday C Soni son of Sh. R. D Soni and Mr. Anoop C Soni son of Sh. Uday C Soni, both resident of 79, Sector-9A, Chandigarh are owner in possession of land comprised in Khewat/Khata No. 21/21, Rectangle No.22, Killa No. 11/2(5-16), Rect No.23 Killa No. 15/3(0-7) field 2, land measuring 6 Kanal 3 Marla Chahi and Khewat/Khata No.472/480 Rectangle No. 23, Killa No. 14/1(6-16), 15/1(2-15), field 2 land measuring 9 Kanal 11 Marla, Khewat/Khata No. 473/481, Rectangle No. 22, Killa No. 10/3(2-18), 11/1(1-11), 12/1(1-16), field 3 land measuring 6 kanal 5 marla, Khewat/Khata No. 474/482 Rectangle No. 22, Killa No. 11/3(0-13), 19/2(0-14), 20/1(2-18), Rectangle No.23, Killa No. 14/2(1-8), 15/2(2-19),15/5(1-2), 16/1(2-7), 17/1(1-13), 18/1(0-10), field 9 land measuring 14 Kanal 4 Marla Chahi, Khewat/Khata No. 648/656 Rectangle No. 22, Killa No. 9/2(0-13), Rectangle No. 23 Killa No. 6/2 (3-16), 7/2(2-7), field 3 land measuring 6 Kanal 16 Marla Chahi . That the total land fall in all Khewats has become 42 Kanal 19 situated in the Revenue Estate of Village Bajghera Tehsil & District Gurugram, Haryana .



Suggestion :

The search and verification done by me is limited to the offices of Registrar, Sub-Registrars at Gurugram (Haryana).

- It is suggested to check with the Owner about physical possession of the said Land, because as per Collaboration Agreement and Court Decree the Possession is with Raheja Developers Ltd. Therefore, the cancellation of Collaboration Agreement and allied documents, should be executed and registered.
- As per the latest Jamabandi for the year 2019-2020 the land mentioned hereinabove is agricultural in nature. Any Change and Land Use or Licence be checked with Licence issuing authorities.
- As per Collaboration Agreement the developer has deposited refundable security amount with Land Owner and has also been paid compensation amount for delayed period. Therefore, the future consequences are required to be checked with the owner.
- The entry of Cancellation of Sale Deed Vasika No. 1731 dated 22.09.2020 should be noted and recorded in the records maintained in the office of Sub-Registrar Gurugram either by noting down a note on sale deed vasika No.1731 or through entry in B Book maintained in the office of Sub-Registrar.


31.10.2023
Manish Kumar Saini
Advocate