

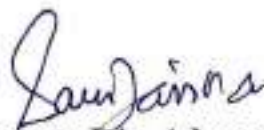
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*Title Search Report of Property*  
at  
**Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana.**

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**01<sup>st</sup> day of August, 2024**

**Submitted by:**



**Sameer Jain, Advocate**

Chamber No. 129, Shaheed Bhagat Singh Block,  
District Courts, Gurgaon, Haryana

**INTRODUCTION: -**

I understand that presently LOON LAND DEVELOPMENT LIMITED, company incorporated under the Companies Act, 1956 and validly existing under the Companies Act, 2013, (hereinafter referred to as "the Company") has hired me to give Title Search Report of the below mentioned property. The Company has engaged the undersigned to search and examine all that piece and parcel of land placed in Rectangle No. 57, Killa Nos. 3/1(1-3) and 8/3(0-17), Total Field Nos. 2, total measuring 2 Kanal 0 Marla i.e 0.25 Acres, as more particularly described in the Chapter II of this Report (hereinafter referred to as the "Said Land"). At the request of the said Company, I have conducted a search on the title of the said Land owned by the Company.

**(A) General Scope of Work**

The scope of the investigation involved the search of the title of the Company over the Said Land by causing searches to be taken including at the offices of concerned Sub-Registrar and Patwari. The search was taken on the basis of number of years, how the said Land was acquired by the respective owners/companies, devolution of title, encumbrances and whether the Company has a clear and marketable title thereto.

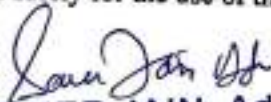
**(B) Methodology**

Based upon the aforementioned scope of work, I have perused various documents and conducted searches at various offices as stated in this Report.

**(C) Scope Limitation**

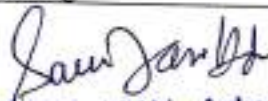
The scope of our review is limited by the following general parameters:

1. I have assumed that the documents perused by us are copy(ies) of the original version(s).
2. To the extent possible, I have relied upon documents and records provided to me by the said Company.
3. I have also conducted searches at various offices as stated in the Report.
4. The Report is solely for the use of the said Company.

  
**SAMEER JAIN, Advocate**  
Enrl. No.: P/1094/2006  
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Shaheed Bhagat Singh Block,  
Distt. Courts, Gurgaon, Haryana

CHAPTER I: GLOSSARY


Term	Meaning
Intakal	Means mutation records.
Jamabandi	Means record of rights.
Acre	1 Acre = 8 Kanals
Kanal	A denomination which is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 Sq. Yards.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi.
Khata/Khatoni	Means revenue records in particular ledger / account book.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustatil	Means Rectangle.
Patwari	Means the Government employee who keeps all the accounts connected with the land of one or more villages.
Term	Meaning

  
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**CHAPTER II (DETAILS OF PROPERTY)**

All that piece and parcel of land owned by the Company admeasuring 0.25 Acres, situated in the revenue estate of Village Naurangpur, Sector 79, Tehsil Manesar, District Gurugram, Haryana. We were furnished the following details of the land and in particular the Rectangle and Killa number and area of land as mentioned below, based on which the title search was carried out.

Village	Tehsil and District	State	Rect. No.	Killa No.	Area (Kanal-Marla)
Naurangpur	Tehsil Manesar, District Gurugram	Haryana	57	3/1	1-3-0
				8/3	0-17-0
		Total		2 fields	2 K-0M-0S
				Say	0.25 Acres

  
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### CHAPTER III: OBSERVATIONS AND CONCLUSION

On the basis of the documents perused and searches made by me at the office of the concerned Sub Registrar and Patwari, I record my observations hereunder.

**3.A History of devolution of title on the present owner giving chain in title of**

As per proper scrutiny and survey of the land records with the Patwari/ Revenue Record Keeper, it is revealed that Jamabandi of Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana, for the year 2019-20 is available. The Jamabandi for the year 2019-10 itself reflects the mutation numbers indicating the change in ownership till date. The Jamabandi's for the said relevant year(s) till date and the mutation numbers (mentioned in the Jamabandi's) indicating the change in ownership till present date and have been discussed below.



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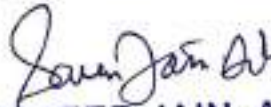
(1) Khewat/Khata No. 969 for the year 2019-20.

(1.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the Rectangle No. 57, Killa Nos. 3(6-19), 8(8-0), measuring 14 Kanal 19 Marla, (licensed land falls in Rectangle No. 57, Killa Nos. 3/1(1-3), 8/3(0-17) i.e. said land), situated in Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana, is discussed below as follows:

**JAMABANDI:**

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	969	992	2019-20	Rectangle No. 57, Killa Nos. 3(6-19), 8(8-0), measuring 14 Kanal 19 Marla, situated in Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana;	Loon Land Development Limited, M-62-63, First Floor, Connaught Place, New Delhi;	Self


  
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(1.2) MUTATIONS:

The Mutations and Rapats in respect of Rectangle No. 57, Killa Nos. 3(6-19), 8(8-0), measuring 14 Kanal 19 Marla, (licensed land falls in Rectangle No. 57, Killa Nos. 3/1(1-3), 8/3(0-17) i.e. said land), situated in Village Naurangpur, Tehsil Manesar, District Gurugram, Haryana, is discussed below as follows:

**MUTATIONS:**

S. No.	Mutation No.	Description of Mutation
(i)	4758	Revital Realty Private Limited sold the said land to <u>Loon Land Development Limited</u> , having its registered office at M-62-63, First Floor, Connaught Place, Delhi, vide a registered Sale Deed bearing Vasika No. 5756 dated 13.03.2019. This mutation was sanctioned on 09.08.2019.
	Status of ownership/ possession after Mutation No. 4758	<u>Loon Land Development Limited, having its registered office at M-62-63, First Floor, Connaught Place, Delhi, became owner in possession of the said land;</u>
(ii)	Rapat no. 170 dated 30.11.2022	This Rapats was entered in the Jamabandi upon the orders of Naib Tehsildar, Manesar, Gurugram, Haryana, pursuant to renewal of license of the said land vide License No. 194 dated 29.11.2022, and a Renewal Memo No. LC-4210-JE(DS)-2022/35743 dated 29.11.2022.
	Status of ownership/ possession after Rapat No. 170	<u>Loon Land Development Limited, remained owner of the said licensed land;</u>
(ii)	Rapat no. 376 dated 15.03.2023	This Rapats was entered in the Jamabandi upon the orders of Naib Tehsildar, Manesar, Gurugram, Haryana, pursuant to renewal of license of the said land vide License No. 19 of 2019 dated 11.02.2019, and a Renewal Memo Endst. No. LC-2938-Loos-JE(SJ)-2022/37679 dated 14.12.2022, was released and nature of the land was changed for DDJAY License.
	Status of ownership/ possession after Rapat No. 376	<u>Loon Land Development Limited, remained owner of the said licensed land;</u>

  
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**B. NATURE OF LAND**

The nature of land as it appears from the Revenue Record for the year 2019-20 is showing as Licensed. Loon Land Development Limited, applied to The Director, Town & Country Planning Haryana, Chandigarh, for grant of license to develop and set up a Colony, under New Integrated Licensing Policy dated 09.02.2016 and 08.07.2019 on the said land parcel of 105.11819 Acres, situated in the revenue estate of Village Naurangpur, Sector 79, Tehsil Manesar, District Gurugram, Haryana, thereby complying with all the mandatory requirements.

A License bearing No. 19 of 2019 dated 11.02.2019, was also granted to Developer and part of the present land under diligence for land admeasuring 0.25 Acres, part of which is under diligence, is the balance land as per License No. 19 of 2019, vide Endst. No. LC-2938-B-Loos-JE (SJ)-2022/37673 dated 14.12.2022, which is renewed vide Renewal License bearing Memo No. LC-2938-Loos-JE(SJ)-2022/37679 dated 14.12.2022.

**C. CONCLUSION**

Subject to my observations & on the basis of documents reviewed and the searches made at the office of concerned Sub-Registrar and Patwari by me and the online search being conducted, I opine that the said Company viz. **Loon Land Development Limited**, (hereinafter Company/owner), is the absolute owner of the said Licensed Land situated in the revenue estate of Village Naurangpur, Sector 79, Tehsil Manesar, District Gurugram, in the State of Haryana. They have a free, clear and marketable devolution title in respect of the said Land, as stated above.

- i. Certified true copy (Annexure 'A'):  
All Jamabandi's pertaining to said land for Village Naurangpur, Sector 79 & 79 B, Tehsil Manesar, District Gurugram, Haryana;
- ii. Certified true copy of Mutation Nos. 4758 recording transfer of land in favour of the said Companies. (Annexure 'B');
- iii. Certified true copy of Rapat Nos. 170 dated 30.11.2022 and Rapat No. 376 of 15.03.2023, recording change of nature of land to licensed (Annexure 'C');
- iv. Non-Encumbrance Certificate, in favour of the said Company/owner dated 30.07.2024 (Annexure 'E');

Regards,



**SAMEER JAIN,**  
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