A-12

A SHORZONE A

Becond party copy )

B Book Receipt for Non Registration Purpose

11-08-2020

No:3963

Sub Register Office :गुरुगाम

Date:11-08-2020

Received with Thanks from Sameer Jain Adv Gurugram Year 2000-2017 resident of GGM sum of rs twenty on account of Inspection charges.

Rs.20

(Incharge)

TV III

(Second party copy)

B Book Receipt for Non Registration Purpose

11-08-2020

AMNIEWU RE-

No:608

Sub Register Office :बादशाहपूर

Date:11-08-2020

Received with Thanks from Sameer Jain 2017 to till date resident of Adv. Gurugram sum of rs ten on account of Inspection charges.

Rs.10

बादशाहपुर (गुरुग्रान (Incharge) Second party copy )

B Book Receipt for Non Registration Purpose

11-08-2020 ANNE HOPEA

No:610

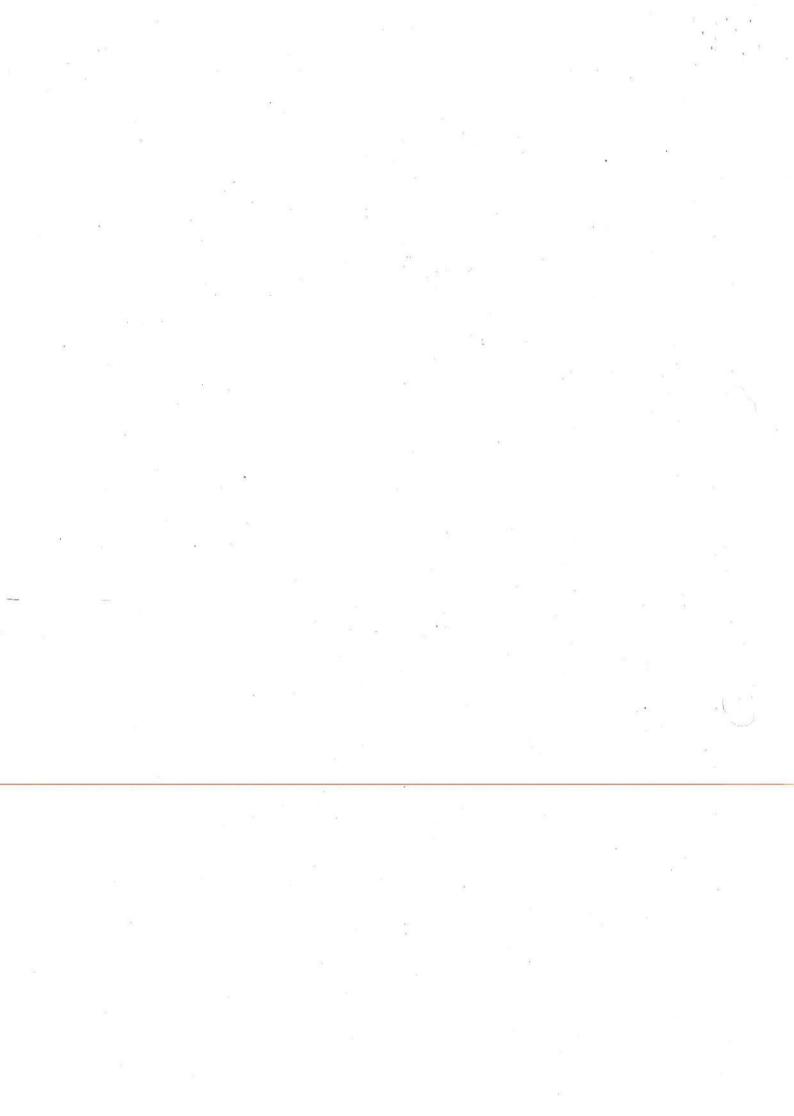
Sub Register Office :बादशाहप्र

Date :11-08-2020

Received with Thanks from Sameer Jain 2017 to till date resident of Adv. Gurugram of rs ten on account of Inspection charges.

Rs.10

(Incharge)



Title Search Report of Property

at

Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana.

16th day of August, 2020

Submitted by:

Sameer Jain, Advocate

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

#### INTRODUCTION: -

I understand that presently Consolidate Realtors Private Limited (hereinafter referred to as "CRPL") a company incorporated under the Companies Act, 2013, with company identification number U70109HR2006PTC047030 and having its registered office at LGF, F-22, Sushant Shopping Arcade, Sushant Lok Phase - 1, Gurugram, Haryana 122002, India (hereinafter referred to as "the Company") has hired me to give Title Search Report of the belowmentioned property. The Company has engaged the undersigned to search and examine all that piece and parcel of land admeasuring 106 Kanal 15 Marla or 13.3435 Acres, placed in Rectangle No. 98, Killa Nos. 10/1/2(0-5), 11/2(7-4), 18(6-13), 19(6-13), 20/1(6-0), 21/1(2-0), 21/2(6-0), 22/1(0-8), 22/2(7-12), 23(8-0), 24(8-0), Rectangle No. 103, Killa Nos. 1/1/1(2-10), 1/1/2(2-10), 1/2(3-0), 2/1(1-16), 2/2(6-4), 3(8-0), 4(8-0), 9(8-0), Rectangle No. 104, Killa Nos. 5/1(4-0), 5/2(4-0), total field nos. 21, measuring 106 Kanal 15 Marla or 13.3435 Acres situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur and District Gurugram, Haryana, as more particularly described in the Chapter II of this Report (hereinafter referred to as the "Said Land"). At the request of the CRPL, 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:

- I have assumed that the documents perused by us are copy(ies) of the original version(s).
- I have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.
- To the extent possible, I have relied upon documents and records provided to us by CRPL.
- I have also conducted searches at various offices as stated in the Report.

The Report is solely for the use of CRPL.

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### CHAPTER I: GLOSSARY

Tenne	
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 Kana! = 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.
Maria	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



# CHAPTER II (DETAILS OF PROPERTY)

All that piece and parcel of land owned by the Company admeasuring 13.344 Acres, situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurugram, Harayana. 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.

	Hebsil syand District	Sinic	Reci No.	Killa No.	Area (Kanal-Mari
Badshahpur		Haryana	98	10/1/2	0-5
	Badshahpur &			11/2	7-4
	District Gurugram			18	6-13
1	ou, agram			19	6-13
	1		i i	20/1	6-0
				21/1	2-0
. *				21/2	6-0
	*			22/1	0-8
1				22/2	7-12
1				23 .	8-0
1				24	8-0
			103	1/1/1	2-10
				1/1/2	2-10
				1/2	3-0
1	1			2/1	1-16
				2/2	6-4
	1			3	8-0
. 1				4	8-0
=				9	8-0
			104	5/1	4-0
				5/2	4-0
		Total	21 fields		106-15
					13.3435 Acres



### 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 on 11.08.2020, 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 Badshahpur, Tehsil Badshahpur, District Gurugram, for the year 2005-06 is available. The Jambandi for the year 2005-06, itself reflects the mutation numbers indicating the change in ownership till date. The Jamabandi for the year 2005-06 and the mutation numbers (mentioned in the Jamabandi's) indicating the change in ownership, have been discussed below.



# (1) Khewat/Khata No. 39 for the year 2005-06.

# (1.1) JAMABANDI:

The land details shown in Jamabandi(s) with respect to the Rectangle No. 98, Killa No. 10/1/2(0-5), 11/2(7-4) measuring 7 Kanal 9 Maria, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

	No	No.	or in the year	Danikoftand ( (Osparjam bandi);	Persons a recorded a fa owner (b)	Person recorded
(i)	39	48	2005-06	Rectangle No. 98, Killa No. 10/1(2-4)	Laxminarayan @ Kaluram son of Shambhudayal to the extent of 1/3 <sup>rd</sup> share; Smt. Raamdevi wife and Vedparkash son of Laxminarayan @ Kaluram son of Shambhudayal to the extent of 2/3 share;	Sampat, Kishan, Harkishan sons of Mangla son
(ii)	39	49	2005-06	Rectangle No. 98, Killa No. 11(8-0)		of Badlu Ramphal and Lakhi sons of Mangla son of Badlu



### (1.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 10/1(0-5), 11/2(7-4) measuring 7 Kanal 9 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

		Description of Mutation:
(i)	6907	Laxminarayan @ Kaluram son of Shambhudayal and Smt. Raamdevi wife and Vedparkash son Laxminarayan @Kaluram son of Shambhudayal sold land bearing
		Rectangle No. 98, Killa No. 10/1(2-4), 11(8-0) to C.H.S. Developers Pvt. Ltd., E-139.
		Saket, New Delhi, by way of a registered Sale Deed bearing Vasika No. 7223 dated
		01.07.2004. This mutation was sanctioned on 16.11.2006.
	Status of	C.H.S. Developers Pvt. Ltd., E-139, Saket, New Delhi, became owner of the said land.
	ownership/	However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of
	possession	Sampat, Kishan, Harkishan sons of Mangla son of Badlu; and Rectangle No. 98, Killa
	after Mutation	No. 11(8-0) is under the cultivation rights of Ramphal and Lakhi sons of Mangla son of Badlu.
(ii)	No. 6907 6949	C.H.S. Developers Pvt. Ltd., E-139, Saket, New Delhi sold land bearing Rectangle No.
(11)	0,40	98, Killa No. 10/1(2-4), 11(8-0) to Consolidate Realtors Private Limited, at 303,
		Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed
		bearing Vasika No. 13579 dated 28.09.2006. This mutation was sanctioned on
	<u> </u>	16.11.2006.
	Status of	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura,
	ownership/	Delhi became owner of said land.
	possession	However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of
,	after Mutation	Sampat, Kishan, Harkishan sons of Mangla son of Badlu; and Rectangle No. 98, Killo
	No. 6949	No. 11(8-0) is under the cultivation rights of Ramphal and Lakhi sons of Mangla sor of Badlu.
(iii)	8714	Land bearing Rectangle No. 98, Killa No. 11(8-0) got free from the cultivation rights
()		of Ramphal and Lakhi sons of Mangla son of Badlu by way of a registered Cancellation
		Deed bearing Vasika No. 26662 dated 18.02.2008 and the possessory rights were
		transferred to owner Consolidate Realtors Private Limited. This mutation was
		sanctioned on 05.10.2011.
	Status of	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura,
	ownership/	Delhi, became owner in possession of land bearing Rectangle No. 98, Killa No. 11(8-0) and remained owner of land bearing Rectangle No. 98, killa No. 10/1(20-4).
	possession after Mutation	However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of
	No. 8714	Sampat, Kishan, Harkishan sons of Mangla son of Badlu;
(iv)	9644	Haryana Urban Development Authority (now HSVP) acquired part of land bearing
()		Rectangle No. 98, Killa Nos. 10/1/1(1-19) and 11/1(0-16) out of the total land bearing
		Rectangle No. 98, Killa No. 10/1(2-4), 11(8-0) and remaining part of land bearing Rect
		No. 98, Killa Nos. 10/1/2(0-5) and 11/2(7-4) falls in the ownership of Consolidat
		Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi, vid
		an Award No. 40 dated 12.08.09. The mutation was sanctioned on 18.05.2015.
	Status of	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura,
	ownership/	Delhi became owner in possession of land bearing Rectangle No. 98, Killa No. 11/2(7-4) and remained owner of land bearing Rectangle No. 98, killa No. 10/1/2(0-5).
	possession after Mutation	However, Rectangle No. 98, Killa No. 10/1/2(0-5) is under the cultivation rights of
	No. 9644	Sampat, Kishan. Harkishan sons of Mangla son of Badlu:
(v)	Rapat No.	This Entry of correction is for Khewat No. 33, Khana No. 43, pertaining to Rectangle
(1)	1763 dated	No. 98, Killa No. 10/1(0-5), in which correction is sought, i.e. the names of Sampa
	28.07.14	Kishan, Harkishan sons of Mangla son of Badlu are removed from Cultivators colum
	S RESPONSE N	as it was wrongly mentioned in the said column in the particular Jamabandi and th



	same is rectified through this Rapat No. 1763 dated 28.7.2014 and the land falls in sole ownership and possession of Consolidate Realtors Private Limited.
ownership/	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner in possession of the said land bearing Rectangle No. 98, Killa No. 10/1/2(0-5) and 11/2(7-4).



# (2) Khewat/Khata No. 45 for the year 2005-06.

### (2.1) JAMABANDI:

The land details shown in Jamabandi(s) with respect to the Rectangle No. 98, Killa No. 21/1(2-0), 21/2(6-0) measuring 8 Kanal 0 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

# JAMABANDI:

S.No	Khara Ekb		គឺអាចម៉ែកប្រជា លោកប្រកម្មភាព	Det ilsoft hit	Persons recorded es owners	dereone nego del di possegloja gnitterio e
(i)	45	55	2005-06	Rectangle No. 98, Killa No. 21(8-0) measuring 8 Kanal 0 Marla	Satbir son of Ratanlal son of Gordhan to the extent of 1/4 share; Rakesh Kumar son of Khajan Singh to the extent of 1/2 share; and Smt. Bimla Devi wife of Vinod son of Ratanlal to the extent of 1/4 share;	Self

l

# (2.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 21/1(2-0), 21/2(6-0) measuring 8 Kanal 0 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

(	(i) 6862	Sathir son of Participation
	,,	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4th undivided share in the land bearing Ret. No. 98 Kills No. 21/6 (2)
		share in the land bearing Rct. No. 98, Killa No. 21(8-0) got devolved upon his legisless by way of natural succession is justice.
	1	heirs by way of natural succession i.e. upon Dharmendra, Rahul sons, Smt. Sangeet daughter and Smt. Jagwati widow of Sethic see of P. Kahul sons, Smt. Sangeet
1.5		daughter and Smt. Jagwati widow of Satbir son of Ratanial. This mutation was sanctioned on 17,09,2006.
-	GL L =	sanctioned on 17.09,2006.
	Status of	- Latitudide, Rahill, Sons' Sangasta daught-
	ownership	of Ratanial became owner to the extent of 1/4 share;
	possession	Tours of the Control of K halan Cinch some land
	after Mutati	on Smt. Bimla Devi wife of Vinod son of Ratanlal remained owner to the extent of 1/2 share; and share.
	No. 6862	share. share.
(ii	6865	Rakesh Kumar son of Khajan Singh sold his 1/2 share in land bearing Rectangle No. 98, Killa No. 21(8-0) to Smt. Anita wife of Mr. Pollumar and fill R.
		98. Killa No. 21(8.0) to Smt. Anthonics of his 1/2 share in land bearing Rectangle No.
	1	98, Killa No. 21(8-0) to Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal, by way of a registered Sale Deed bearing Vasika No. 6500 deed by the control of
		a registered Sale Deed bearing Vasika No. 6529 dated 21.06.2006. This mutation was sanctioned on 17.09.2006.
CINO RE	Status of	Smt Anita wife of the Pott
	ownership/	Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal, became owner of 1/2 share;
	possession	
	after Mutatio	son of Ratanial remained owners to the extent of 1/4 share;
	No. 6865	Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share;
(iii)	6939	Share;
1	0,00	The said land bearing Rect. No. 98, Killa No. 21(8-0) was bifurcated through oral partition among the land owners and part of lead by
		partition among the land owners and part of land bearing Rect. No. 98, Killa No. 21/2(6-0) falls to the ownership of Smt. Apits wife of Mr. Pall
		0) falls to the ownership of Smt. Anita wife of Mr. Rajkumar (2/3 share) and Rahul, Dharmendra, sons, Smt. Sangeeta dayshtar and Smt. Rajkumar (2/3 share) and Rahul,
	1	Dharmendra, sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir (1/3 share) and part of land bearing Rect No. 98 Kill. N. Old Will No. 11 (1/3 share)
	1	share) and part of land bearing Rect. No. 98, Killa No. 21/1(2-0) falls to the ownership
		of Smt. Bimla Devi widow of Vinod son of Ratanial. This mutation was sanctioned on 19.11.2006.
-	-	19.11.2006.
	Status of	Smt. Anita wife of Mr. Rajkumar became owner to the extent of 2/3 share; and Rahul, Dharmendra, sons, Smt. Sangarta deviate to the extent of 2/3 share; and
	ownership/	
	possession	became owner to the extent of 1/3 share in land bearing Rect. No. 98, Killa No. 21/2(6-
	after Mutation	0); and 00 mand bearing Rect. No. 98, Killa No. 21/2(6-
	No. 6939	Smt. Bimla Devi widow of Vised and CD (1)
		Smt. Bimla Devi widow of Vinod son of Ratanial became owner in possession of land bearing Rect. No. 98, Killa No. 21/1(2-0).
iv)	7818	Rahul Dharmandar agus S
		Rahul, Dharmender sons; Sangeeta daughter; and Jagvati widow of Satbir sold their  1/3 share and Mrs. Anita wife of Sh. Paikuman and Jagvati widow of Satbir sold their
	1	1/3 share and Mrs. Anita wife of Sh. Rajkumar sold her 2/3 share in land bearing Rectangle No. 98, Killa No. 21/2(6.0) to Cancell details.
		Rectangle No. 98, Killa No. 21/2(6-0) to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block Pitamoura Delhi have a 1997 at
		Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13379 dated 01 00 2008.
-	Status of	03.09.2008. This mutation was sanctioned on
1		Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner of land hearing Posternals N. CO William Co. Pitampura,
- 1		Delhi became owner of land bearing Rectangle No. 98, Killa No. 21/2(6-0); and
	after Mutation	bearing Rect. No. 98, Killa No. 21/1(2-0).
1	140, 1010	
)	7821	Smt. Bimla Devi widow of Vinod son of Ratanlal sold land bearing Rect. No. 98, Killa
	1	No. 21/1(2-0) to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU
_		Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13382



	dated 01.09,2008. This mutation was sanctioned on 03.09.2008.
Status of ownership/ possession	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura Delhi became sole and absolute owner of Rectangle No. 98, Killa No. 21/1(2-0) 21/2(6-0) total measuring 8 Kanal 0 Marla, situated in Village Badshahpur, Tehsi Badshahpur, District Gurugram, Haryana.



# (3) Khewat/Khata No. 166 for the year 2005-06.

# (3.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 98, Killa No. 22/1(0-8), 22/2(7-12), 23(8-0), Rectangle No. 103, Killa Nos. 1/2(3-0), 2/1(1-16) total measuring 20 Kanal 16 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

		Methylif	Limitani Or Deven	Details of Line	(GV/IC+C)	(Person ) වෙන්නුවේ ද වෙන්නුවේ ද
(i)	166	191	2005-06	Rectangle No. 103, Killa	Satbir, Tejbir sons of Ratanlal son of Gordhan to the extent of 1/2 share; Tejpal Singh Tanwar son of	Self



# (3.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 22/1(0-8), 22/2(7-12), 23(8-0), Rectangle No. 103, Killa Nos. 1/2(3-0), 2/1(1-16) total measuring 20 Kanal 16 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

	Mutation No					
(i)	Tejbir son of Ratanlal son of Gordhan transferred his 1/4th at it					
		to Raikumar son of Teipel son of Could be a share in the land in question				
	Status of					
	ownership/					
	possession					
	after Mutatio	1 - Jrm outgu I duwdi Suli Ul Uniman regident of Domesel Di-				
	No. 6861					
	140. 0001	Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share:				
(ii)	(0/0					
(ii)	6862	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4th undivided				
-		i.e. upon Dharmendra, Rahul sons, Smr. Sangeeta daughter and Smt. Jagwati widow of Sathir son of Ratarial This mutation.				
		of Sathir son of Ratarial This mutation was daughter and Smt. Jagwati widow				
1	Status of					
1	ownership/	Dharmender, Rahul, sons; Sangeeta daughter, and Smt. Jagvati widow of Satbir son of Ratanial became owner to the extent of 1/4, and Smt. Jagvati widow of Satbir son				
- 1	possession					
	after Mutation	Rajkumar son of Tejpal son of Gordhan remained owner to the extent of 1/4 share;				
	No. 6862	The state of the s				
-	110. 0002					
		Smt. Birnla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share:				
(iii)	(0.10					
(111)	6940	The said land bearing Rect. No. 98, Killa No. 22(8-0), 23(8-0), Rect. No. 103, Killa No. 1/2(3-0), 2/1(1-16) was his protected the said land bearing Rect. No. 103, Killa No. 1/2(3-0), 2/1(1-16) was his protected the said land bearing Rect. No. 103, Killa No. 22(8-0), 23(8-0), Rect. No. 103, Killa No. 1/2(3-0), 2/1(1-16) was his protected the said land bearing Rect. No. 103, Killa No. 22(8-0), 23(8-0), Rect. No. 103, Killa No. 1/2(3-0), Rect. No. 1/2(3-				
1						
1						
- 1						
1		son of Gordhan (1/3 share) and Dharmender, Rahul, sons; Sangeeta daughter, and Smt.				
1						
-		No. 22/2(0-8) Rect. No. 103 Killa page 1/0/2 (0) 21/2(0-8) Rect. No. 98, Killa				
1		No. 22/2(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16) falls to the ownership of Smt. Bimla Devi widow of Vined son of Principle 1.				
- 1		Smt. Bimla Devi widow of Vinod son of Ratanlal. This mutation was sanctioned on 16.10.2006.				
	Status of					
	ownership/	Tejpal Singh Tanwar son of Gordhan became owner to the extent of 1/3 share;				
- 1	possession	The state of the s				
1.	fter Mutation	The second secon				
1 2		occurre owner to the extent of 1/3 chare in fond howers Dank Mr. on very				
1	No. 6940	1				
1	1	Smt. Birnla Devi widow of Vinod son of Ratanial become owner of the state of the st				
		No. 98, Killa No. 22/1(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16).				
v)		round, Distinct State Sanopers daughter and learnet				
		1/3 share, Tejpal Singh Tanwar son of Gordhan sold his 1/3 share and Rajkumar son of Teinal sold his 1/3 share in land having				
- 1	1	Teinal sold his 1/3 share in land bearing Plant N. Co. 1753 share and Rajkumar son of				
1	1	Tejpal sold his 1/3 share in land bearing Rect. No. 98, Killa No. 22/2(7-12) and 23(8-				
-		The state of the s				
1		TOWER OU DRIEN PROMPTED I DEPOS OF A PARTY O				
		rasing rasing 110, 13300 Galed U1.09.2008 This mutation was countinged				
+		3.03.2000.				
	Status of	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura,				
	THE RESERVE TO BE A SERVED IN THE RESERVE OF THE PARTY OF	Police bearing of Language I Religible				
		Delhi became sole and absolute owner of land bearing Rectangle No. 98, Killa No. 22/2(7-12), 23(8-0) measuring 15 Kanal 12 Marla; and				



	after Mutation No. 7819	The state of the s
(v)	7821	No. 98, Killa No. 22/1(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16).  Smt. Bimia Devi widow of Vinod son of Ratanial sold land bearing Rect. No. 98, Killa No. 22/1(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16). to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13382 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	possession after Mutation	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became sole and absolute owner of land bearing Rectangle No. 98, Killa No. 22/1(0-8), 22/2(7-12), 23(8-0), Rectangle No. 103, Killa Nos. 1/2(3-0), 2/1(1-16) total measuring 20 Kanal 16 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana.



# (4) Khewat/Khata No. 164 for the year 2005-06.

# (4.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 98, Killa No. 19(6-13) measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

S 70	Kijevale No	SECTION AND DESCRIPTION OF THE PARTY.	dondondi dosdeven	-Denils deknig	Porous issociati as ovier(i)	Forson : S Geografia III Forsessiones
(i)	164	189		Rectangle No. 98, Killa No. 19(6-13) measuring 6 Kanal 13 Marla	Rajkumar son of Tejpal son of Gourdhan;	Self



# (4.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 19(6-13) measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

(i)	7820	Rajkumar son of Tejpal son of Gourdhan sold his land bearing Rectangle No. 98, K No. 19(6-13) measuring 6 Kanal 13 Marla to Consolidate Realtors Private Limited 2599/4, Beodan Pura, Karol bagh, New Delhi, by way of a registered Sale Deed bear Vasika No. 13391 dated 01.00 2009. This
	possession	Vasika No. 13391 dated 01.09.2008. This mutation was sanctioned on 03.09.2008. Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitamp Delhi became sole and absolute owner of Rectangle No. 98, Killa No. 19(6 measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshah District Gurugram, Haryana.



# (5) Khewat/Khata No. 167 for the year 2005-06.

# (5.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 98, Killa No. 24(8-0), Rect No. 103, Killa Nos. 2/2(6-4), 3(8-0), 4(8-0), 9(8-0) total measuring 38 Kanal 4 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

	(1)2	ν(i), <sub>(</sub> ;	for the year		Persons (recorded as (overes)	व्यक्ताति १०० स्टब्स्
i)	167	192	2005-06	Rectangle No. 98, Killa No. 24(8-0), Rect No. 103, Killa Nos. 2/2(6-4), 3(8-0), 4(8-0), 9(8-0) total measuring 38 Kanal 4 Marla	Raj Kumar, Vijay Kumar sons of Tejpal son of Gordhan;	Self



# (5.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 24(8-0), Rect No. 103, Killa Nos. 2/2(6-4), 3(8-0), 4(8-0), 9(8-0) total measuring 38 Kanal 4 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

(i)	7822	Raj Kumar and Vijay Kumar sons of Tejpal son of Gordhan sold their land beari Rectangle No. 98, Killa No. 24(8-0), Rect No. 103, Killa Nos. 2/2(6-4), 3(8-0), 4(8-0), 4(8-0) total measuring 38 Kanal 4 Marla to Consolidate Realtors Private Limited, 303, Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Debearing Vasika No. 13388 dated 01.09.2008. This mutation was sanctioned 03.09,2008.
		Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampur Delhi became sole and absolute owner of land bearing Rectangle No. 98, Killa N 24(8-0), Rect No. 103, Killa Nos. 2/2(6-4), 3(8-0), 4(8-0), 9(8-0) total measuring 3 Kanal 4 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugrar Haryana.



# (6) Khewat/Khata No. 81 for the year 2005-06.

### (6.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 103, Killa No. 1/1/1(2-0), 1/1/2(2-10), Rectangle No. 104, Killa No. 5/1(4-0), 5/2(4-0) total measuring 12 Kanal 10 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

	(0.5,76 (0.5	istorenal old	Aparticited for the were	Danillo o Pand	presonst recorded rs owners)	Perone a legacini di posessiona endivona
(i)	81	96	2005-06	Rectangle No. 103, Killa No. 1/1/1(2-0), 1/1/2(2- 10), Rectangle No. 104, Killa No. 5/1(4-0), 5/2(4- 0) total measuring 12 Kanal 10 Marla	Ramgarh Dhani,	Self



# (6.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 103, Killa No. 1/1/1(2-0), 1/1/2(2-10), Rectangle No. 104, Killa No. 5/1(4-0), 5/2(4-0) total measuring 12 Kanal 10 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

SIN	o Minimon No	Description of the second second
(i)	6821	三、以下,一个一个人,一个人,一个人,一个人,一个人,一个人,一个人,一个人,一个人,一
		Ratanlal son of Gordhan resident of Ramgarh Dhani, Badshahpur sold his ½ share
:X		
	1	Cot
-	Status of	
	ownership/	Ramprasad, Deshraj, Dilip, Jagdish, Ranbir son of Mawasiram son of Ghasi becam
	possession	- 11 /2 SHALC AIM
17	after Mutatio	Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remaine
	No. 6821	owner of ½ share;
(ii)	6863	P. II.
(11)	0003	Ranbir son of Mawasi expired on 01.06.2006 and his 1/10th undivided share in the said
		and got devolved upon his legal heirs by way of natural average :
		1 Santa Sons, Sint, Fillyanka nanonter and Smt Javarati widow of Date
-	- Ct. I	and the muldion was sanctioned on 17 to 2006
8	Status of	Sunii, Anii, Ishwar sons, Smt. Privanka daughter and Smt. Israeli
	ownership/	1 of tribitable occasion in the character
61	possession	Ramprasad, Deshrai, Dilip, Japdish sons of Mawasiren con of Chasing
1	after Mutation	The second of th
	No. 6863	Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remained
		Total of 1/2 blime.
(iii)	6864	Dilip son of Mawasi expired on 12.01.2000 and his 1/10th undivided share in the said
- 1		land got devolved upon his legal heirs by way of natural succession i.e. upon Nanak
1		son, Smt. Anita, Savita, Babita daughters and Smt. Memwati widow of Dilip son of
		Mawasi. This mutation was sanctioned on 17.09.2006.
	Status of	Nanak son, Smt. Anita. Savita Pakita danah anita savita
	ownership/	Nanak son, Smt. Anita, Savita, Babita daughters and Smt. Memwati widow of Dilip son of Mawasi became owners of 1/10 share;
	possession	Sunil Anil Ishwar sons Sent Bulliander de la
	after Mutation	Sunil, Anil, Ishwar sons, Smt. Priyanka daughter and Smt. Jaywati widow of Ranbir son of Mawasi remained owners of 1/10 share;
	No. 6864	Ramprasad Dechrai Jagdish conserve;
		Ramprasad, Deshraj, Jagdish, sons of Mawasiram son of Ghasi remained owners of 3/10 share and
		of a district this
		Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remained owner of 1/2 share;
v)	6942	The state of the state of
1	05.14	The said land bearing Rect. No. 103, Killa No. 1/1(5-0) and Rect. No. 104, Killa No. 5(8-0) was higherested through and rectification.
- 1		
- 1	į	The state of the s
1		The state of the s
1		- 1 Linux 10 1/1/2(2-10), RCCI. NO 104 Kills No 5/7/4 O) follows it
	100	Transferring Of Deliteration 1 inches 1
		ont, wonway willow, wanak son Smt Antia Cavita Dakita danata and
	1.0	Sont of Middle 1 And Smith Smith Strategy Charles A. II T. I.
		This mutation was a state of the state of th
-		ONE 10:11:2000.
-	Status of	Tejpal son of Gordhan became owner of land bearing Rect. No. 103, Killa Nos. 1/1/1(2-
	Security of the second	* V/9 10000; 110, 104, IVIII 1/11 1/11 1/11 1/11 1/11 1/11 1/1
	possession 1	Kamprasad, Deshrai, Jagdish, sons of Managiram son of Charlet
ai	fter Mutation s	share; Smt. Memwati widow, Nanak son, Smt. Anita, Savita, Babita daughters of Dilip
		oon, onthe Autha, Savita, Baoita daughters of Dilip



	No. 6942	son of Mawasi became owner of 1/5 share and Smt. Jaywati widow, Sunil, Anil, Ishwar
		sons and Smt. Priyanka daughter of Ranbir son of Mawasi became owner of 1/5 share in land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0).
(v)		Ramprasad, Deshraj, Jagdish, sons of Mawasiram son of Ghasi sold their 3/5 share; Smt. Memwati widow, Nanak son, Smt. Anita, Savita, Babita daughters of Dilip son of Mawasi sold their 1/5 share and Smt. Jaywati widow, Sunil, Anil, Ishwar sons and Smt. Priyanka daughter of Ranbir son of Mawasi sold their 1/5 share in land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0) total 6 Kanal 10 Marla to Bestech India Pvt. Ltd., registered office at 124, Sector 44, Gurgaon, by way of a registered Sale Deed bearing Vasika No. 12583 dated 14.09.2006. This mutation was sanctioned on 03.09.2008.
4	Status of ownership/ possession after Mutation No. 7814	Bestech India Pvt. Ltd., registered office at 124, Sector 44, Gurgaon became owner of land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0) & Teipal son of Gordhan remained owner of land bearing Rect. No. 103, Killa No. 104, Killa
(vi)	7815	Bestech India Private Limited sold its land bearing land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0) to Smt. Imlavati wife of Tejpal resident of Ramgarh Dhani, Badshahpur, by way of a registered Sale Deed bearing Vasika No. 26727 dated 22.03,2007. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7815	Smt. Imlavati wife of Tejpal resident of Ramgarh Dhani, Badshahpur became owner of land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0) & Tejpal son of Gordhan remained owner of land bearing Rect. No. 103, Killa No.
(vii)	7823	Tejpal son of Gordhan sold his land bearing Rect. No. 103, Killa Nos. 1/1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0) and to Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi, by way of a registered Sale Deed bearing Vasika No. 13395 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7823	Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi became owner of land bearing Rect. No. 103, Killa Nos. 1/1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0); and
(v)	7824	Smt. Imlavati wife of Tejpal resident of Ramgarh Dhani, Badshahpur sold land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0) to Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi, by way of a registered Sale Deed bearing Vasika No. 13392 dated 01.09.2008, This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7824	Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi became owner of land bearing Rect. No. 103, Killa Nos. 1/1/1(2-10), 1/1/2(2-10), Rect. No. 104, Killa No. 5/1(4-0), 5/2(4-0).



# (7) Khewat/Khata No. 44 for the year 2005-06.

# (7.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 98, Killa No. 20/1(6-0) measuring 6 Kanal 0 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

	Ñο.	©r).	iordy: cen	ndeutsbarzuf z	Persons freebided as	Peron d Penned Peresion
(i)	44	54	2005-06	Rectangle No. 98, Killa No. 20/1(6-0)	Satbir son of Ratanlal son of Gordhan and Smt. Bimla Devi widow of Vinod son of Ratanlal to the extent of ½ share; Rakesh Kumar son of Khajan Singh to the extent of 478/1196 share; and Smt. Reena Saraswat wife of Mr. Vijay Saraswat resident of Subhash Nagar, Gurgaon to the extent of 120/1196 share;	Antibox 3



### (7.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 20/1(6-0) measuring 6 Kanal 0 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

6772, 7816.

	Mutation No.	Description of Mutation
(i)	6862	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4th undivided share in the land bearing Rct. No. 98, Killa No. 20(6-13) got devolved upon his legal heirs by way of natural succession i.e. upon <u>Dharmendra</u> , Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal. This mutation was sanctioned on 17.09.2006.
12 100 100 100 100 100 100 100 100 100 1	Status of ownership/ possession after Mutation No. 6862	Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal became owners to the extent of 1/4 share; Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share; Rakesh Kumar son of Khajan Singh remained oweer to the extent of 478/1196 share; and Smt. Reena Saraswat wife of Mr. Vijay Saraswat resident of Subhash Nagar, Gurgaon remained owner to the extent of 120/1196 share.
(ii)	6865	Rakesh Kumar son of Khajan Singh sold his 478/1196 share (i.e. 53/133 share approx. in land bearing Rectangle No. 98, Killa No. 20(6-13) to Smt. Anita wife of Mr. Rajkuma son of Sh. Tejpal, by way of a registered Sale Deed bearing Vasika No. 6529 dated 21.06.2006. This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6865	Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal, became owner of 53/133 (478/1196) share; Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal remained owners to the extent of 1/4 share; Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share; Smt. Reena Saraswat wife of Mr. Vijay Saraswat resident of Subhash Nagar, Gurgaor remained owner to the extent of 120/1196 share.
(iii)	7816	The said land bearing Rect. No. 98, Killa No. 20(6-13) was bifurcated through the orders passed by the court of Assistant Collector, First Garde, Gurgaon on case no. 10/Teh, vide order dated 07.06.2007 and part of land bearing Rect. No. 98, Killa No. 20/2(0-13) falls to the ownership of Smt. Reena Saraswat wife of Mr. Vijay Saraswat and part of land bearing Rect. No. 98, Killa No. 20/1(6-0) falls to the ownership of Smt. Anita wife of Mr. Rajkumar son of Sh. Teipal, (53/120) share; Smt. Bimla Devi widow of Vinod son of Ratanial (33/120 share) and Dharmendra. Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanial (34/120 share). This mutation was sanctioned on 19.11.2006.
	Status of ownership/possession	Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal became owner of 53/120 share; Smt. Bimla Devi widow of Vinod son of Ratanlal became owner of 33/120 share; and Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir
	after Mutation No. 7816	son of Ratanial became owner of 34/120 share in land bearing Rect. No. 98, Killa No. 20/1(6-0);
(iv)	7817	Rahul, Dharmender sons, Sangeeta daughter and Smt. Jagvati widow of Satbeer sold their 34/120 share; Anita wife of Rajkumar sold her 53/120 share (total 87/120 share) in land bearing Rectangle No. 98, Killa No. 20/1(6-0) to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura. Delhi, by way of a registered



		Sale Deed bearing Vasika No. 13393 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7817	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner to the extent of 87/120 share; and Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 33/120 share in land bearing Rectangle No. 98, Killa No. 20/1(6-0).
(v)	7821	Smt. Bimla Devi wife of Vinod son of Rattan Lal sold her 33/120 share in land bearing Rectangle No. 98, Killa No. 20/1(6-0) to Consolidate Realtors Private Limited, at 303. Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13382 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7821	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner of the said land bearing Rectangle No. 98, Killa No. 20/1(6-0).



# (8) Khewat/Khata No. 84 for the year 2005-06.

### (8.1) JAMABANDI:

The land details shown in Jamabandi's with respect to the Rectangle No. 98, Killa No. 18(6-13) total measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, is discussed below as follows:

S. No.	(30K-77) - 300			Danisolent) -	Persons Precorded as ovider(s)	Peroficial in recorded in possession as cultivator
(1)	84	99	2005-06	Rectangle No. 98, Killa No. 18(6-13)	Mahesh Kumar son of Bhayram son of Patram to the extent of 1/8 share; Smt. Mahendri wife of Nanakchand son of Ramchand to the extent of 1/8 share; Sumarta son of Dheeraj son of Kundan to the extent of 1/4 share; Ratanlal, Tejpal@hetram sons of Gordhan to the extent of 1/4 share and Badlu son of Kundan to the extent of 1/4 share;	Self



# (8.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of Rectangle No. 98, Killa No. 18(6-13) total measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land) reflected in the Jamabandi are discussed below as follows:

	de Veretjonsko	Description of Vinction
(i)	6898	Badlu son of Kundan expired on 16.01.2006 and his 1/4 undivided share in the said
		land got devolved upon his legal heirs i.e. upon Sukhpal, Begsingh sons of Ballu @
		Badlu to the extent of 2/12 share and Mukesh Kumar son of Late Tekchand son of Ballu
		@badlu to the extent of 1/12 share, by way of a registered WILL bearing Vasika No.
		533 dated 02.02.2001. This mutation was sanctioned on 17.09.2008.
	Status of	Sukhpal, Regsingh sons of Belly @ Bedly become on 17.09.2008.
	ownership/	Sukhpal, Begsingh sons of Ballu @ Badlu became owen's to the extent of 2/12 share;
	possession	Mukesh Kumar son of Late Tekchand son of Ballu @badlu became owner to the extent of 1/12 share;
	after Mutation	Mahesh Kumar son of Pharman and S.D.
	No. 6898	Mahesh Kumar son of Bhayram son of Patram remained owner to the extent of 1/8 share;
	1	Smt. Mahendri wife of Nanakchand son of Ramchand remained owner to the extent of 1/8 share;
		Sumarta son of Dheeraj son of Kundan remained owner to the extent of 1/4 share; and
	*	Ratanlal, Tejpal@hetram sons of Gourdhan remained owners to the extent of 1/4 share.
(ii)	6905	Strate,
(11)	0703	Sumarta son of Dheeraj son of Kundan expired on 05.06.1998 and his ¼ undivided
		strate in the land bearing Rect. No. 98, Killa No. 18(6-13) got devolved upon his local
		I tons of way of liatural succession i.e. upon Ramijwan Ramnal Dungar Jairen sons
		Sinc. Naido, Silyamo, Buddho daughters and Smt. Mathuri widow of Sumerta con of
		Directal soli of Kundan. This mutation was sanctioned on 30 10 2006
	Status of	Ramjiwan, Rampal, Dungar, Jairam sons, Smt. Ramo, Shyamo, Ruddho daughters and
	ownership/	Since Walliam Willow Of Sumarta son of Dheeral son of Kundan became owners to the
	possession	extent of 74 share,
	after Mutation	Sukhpal, Begsingh sons of Ballu @ Badlu remained owners to the extent of 2/12 share;
	No. 6905	remained owner to the
		extent of 1/12 strate;
		Mahesh Kumar son of Bhayram son of Patram remained owner to the extent of 1/8
		share;
		Smt. Mahendri wife of Nanakchand son of Ramchand remained owner to the extent
		of 1/8 share; and
		Ratanial, Tejpal@hetram sons of Gourdhan remained owners to the extent of 1/4 share.
iii)	6971	Smt. Ramo, Shyamo, Buddho daughters and Smt. Mathuri widow of Sumarta son of
		Sheeraj son of Kundan released their 1/8 share in the said land in favour of Ramijiwan.
		Rampal, Dungar Jairam sons of Supports and of Discourse of Manifestal State of State
		Rampal, Dungar, Jairam sons of Sumarta son of Dheeraj son of Kundan by way of a
		registered Release Deed bearing Vasika No. 14573 dated 13.10.2006. This mutation was sanctioned on 27.11.2006.
	Status of	Ramiiwan Rampal Dungan and Literature
		Ramjiwan, Rampal, Dungar and Jairam sons of Sumarta son of Dheeraj son of Kundan
1		became owners to the extent of 1/4 share;
	2	Sukhpal, Begsingh sons of Ballu @ Badlu remained owners to the extent of 2/12 share;
	TI MAN DESCRIPTION OF THE PARTY	Transport Rullid Soil of Late 1 exchang son of Rally (a) hadly remained owner to the
	110: 07/1	extent of 1/12 snare;
1		Mahesh Kumar son of Bhayram son of Patram remained owner to the extent of 1/8
1	13	stiare;
		Smt. Mahendri wife of Nanakchand son of Ramchand remained owner to the extent of 1/8 share; and



		Rataulal, Tejpal@hetram sons of Gourdhan remained owners to the extent of 1/4 share.
(iv)	7017	The said land bearing Rect. No. 98, Killa No. 18(6-13) along with other land was bifurcated through oral partition among the land owners and land bearing Rect. No. 98, Killa No. 18(6-13) falls to the absolute ownership and possession of <u>Tejpal son of Gordhan</u> . This mutation was sanctioned on 29.01.2007.
	Status of ownership/ possession after Mutation No. 7017	Tejpal son of Gourdhan became owner of the said land bearing Rectangle No. 98, Killa No. 18(6-13).
(v)	7823	Tejpal son of Gourdhan sold his land bearing Rect. No. 98, Killa No. 18(6-13) to Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi, by way of a registered Sale Deed bearing Vasika No. 13395 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
ŝ.	Status of ownership/ possession after Mutation No. 7823	Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi became owner of land bearing Rect. No. 98, Killa No. 18(6-13).

#### B. SALE DEEDS

We have cross verified the title documents (Sale Deeds) provided to us with respect to the Said Land, with the Sub-Registrar's office, Gurgaon on 11.08.2020, to ascertain the authenticity of the same and as per the records available in that office the above sale deeds are found duly executed and registered in the office of Sub Registrar, Gurgaon, Haryana. The inspection slip of the Office of Sub-Registrar, Gurgaon, is enclosed herewith as "Annexure A".

#### C. NATURE OF LAND

The nature of land as it appears from the Revenue Record is still agricultural and free hold. However, since a license bearing No. 53 dated 10.06.2011 (hereinafter referred to as the "License") has been issued by the Director General, Town and Country Planning Department, Haryana, Chandigarh ("DTCP") to the Company in respect of the Said Land, it can be said that the said land has been converted from agricultural to Residential (for setting up of a Group Housing Colony on the said land). The said License has been issued to the Company, for the development, construction and sale of the residential colony/space with common amenities and facilities on the Land measuring 13.3435 Acres falling in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurgaon, Haryana, upon compliance with the terms and conditions set-forth therein. The said License is valid till June 09, 2015.

Thereafter, the said CRPL applied for renewal and the same has been granted to CRPL vide Memo No. LC-1142-II-JE (VA)-2019/11538 dated 10.05.2019.

#### D. 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, I opine that the Company viz. M/s. Consolidate Realtors Private Limited is the absolute owner in possession of the said Land situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurgaon, in the State of Haryana. The Company has a free, clear and marketable devolution title in respect of the Said Land, as stated above.

Further, the following documents are attached by the Company to prove ownership on the land in question: -

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- i. Certified true copy: (Annexure 'B')
  Jamabandi for the period 2005-06, bearing Khewat No. 39, Khata No. 48; Khewat No. 44; Khata No. 54; Khewat No. 45; Khata No. 55; Khewat No. 81; Khata No. 96; Khewat No. 84; Khata No. 99; Khewat No. 44; Khata No. 54; Khewat No. 164; Khata No. 189; Khewat No. 166; Khata No. 191; and Khewat No. 167; Khata No. 192;
- Certified true copy of Mutation Nos. 6949, 7817, 7818, 7819, 7820, 7821, 7822, 7823, 7824, 8714 and 9644 recording transfer of land in favor of Consolidate Relators Private Limited (CRPL). (Annexure 'C')
- iii. Certified true copy of registered Sale Deeds bearing Vasika Nos. 13579 dated 28.09.2006; 13393 dated 01.09.2008; 13379 dated 01.09.2008; 13380 dated 01.09.2008; 13391 dated 01.09.2008; 13382 dated 01.09.2008; 13388 dated 01.09.2008; 13395 dated 01.09.2008 and 13392 dated 01.09.2008, in favour of Consolidate Relators Private Limited (CRPL).
- iv. Certified Copy of Licencse No. 53 dated 10.06.2011 and its Renewal License vide Memo No. LC-1142-II-JE (VA)-2019/11538 dated 10.05.2019. (Annexure 'E')
- v. Non-Encumbrance Certificate (NEC) dated 23.07.2020 pertaining to the land measuring 106 Kanal 15 Marla i.e. 13.344 Acres issued by the Niab-Tehsildar, Badshshpur, Gurugram on 23.07.2020. (Annexure 'F')

Regards,

SAMEER JAIN, Advocate.