

No:3963

Sub Register Office :गुरुग्राम

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)

No:608

Sub Register Office :बादशाहपुर

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

नायब तहसीलदार
बादशाहपुर (गुरुग्राम)
(Incharge)

Second party copy) B Book Receipt for Non Registration Purpose

11-08-2020

ADV. GURUGRAM

No:610

Sub Register Office :बादशाहपुर

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

11/08/2020
(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

Chamber No. 129, Shaheed Bhagat Singh Block, Distt. Courts, Gurgaon, Haryana – 122001
Contact: 9873010319 Email: advsameer122001@gmail.com

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:

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

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, 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-Maria)
Badshahpur	Tehsil Badshahpur & District Gurugram	Haryana	98	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
			103	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
			104	5/1	4-0
				5/2	4-0
		Total	21 fields		106-15
					13.3435 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 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 Jamabandi 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.

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(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 Marla, situated in Village Badshahpur, Tehsil Badshahpur, 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)	39	48	2005-06	Rectangle No. 98, Killa No. 10/1(2-4)	Laxminarayan @ Kaluram son of Shambhudayal to the extent of 1/3 rd 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 of Badlu
(ii)	39	49	2005-06	Rectangle No. 98, Killa No. 11(8-0)		Ramphal and Lakhi sons of Mangla son of Badlu

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(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:

S. No.	Mutation No.	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 ownership/ possession after Mutation No. 6907	C.H.S. Developers Pvt. Ltd., E-139, Saket, New Delhi, became owner of the said land. <i>However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of Sampat, Kishan, Harkishan sons of Mangla son of Badlu; and Rectangle No. 98, Killa No. 11(8-0) is under the cultivation rights of Ramphal and Lakhi sons of Mangla son of Badlu.</i>
(ii)	6949	C.H.S. Developers Pvt. Ltd., E-139, Saket, New Delhi sold land bearing Rectangle No. 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 16.11.2006.
	Status of ownership/ possession after Mutation No. 6949	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner of said land. <i>However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of Sampat, Kishan, Harkishan sons of Mangla son of Badlu; and Rectangle No. 98, Killa No. 11(8-0) is under the cultivation rights of Ramphal and Lakhi sons of Mangla son of Badlu.</i>
(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 ownership/ possession after Mutation No. 8714	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, 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). <i>However, Rectangle No. 98, Killa No. 10/1(2-4) is under the cultivation rights of Sampat, Kishan, Harkishan sons of Mangla son of Badlu;</i>
(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 Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi, vide an Award No. 40 dated 12.08.09. The mutation was sanctioned on 18.05.2015.
	Status of ownership/ possession after Mutation No. 9644	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, 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). <i>However, Rectangle No. 98, Killa No. 10/1/2(0-5) is under the cultivation rights of Sampat, Kishan, Harkishan sons of Mangla son of Badlu;</i>
(v)	Rapat No. 1763 dated 28.07.14	This Entry of correction is for Khewat No. 33, Khana No. 43, pertaining to Rectangle No. 98, Killa No. 10/1(0-5), in which correction is sought, i.e. the names of Sampat, Kishan, Harkishan sons of Mangla son of Badlu are removed from Cultivators column as it was wrongly mentioned in the said column in the particular Jamabandi and the

		same is rectified through this Rapat No. 1763 dated 28.7.2014 and the land falls in sole ownership and possession of <u>Consolidate Realtors Private Limited</u> .
	Status of ownership/ possession	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).

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(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.	Khewat No.	Khata No.	Jamabandi for the year	Details of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(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

(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:

S. No.	Mutation No.	Description of Mutation
(i)	6862	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4 th undivided share in the land bearing Rect. No. 98, Killa No. 21(8-0) got devolved upon his legal heirs by way of natural succession i.e. upon <u>Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal</u> . This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6862	Dharmender, Rahul, sons; Sangeeta daughter; and Smt. Jagvati widow of Satbir son of Ratanlal became owner to the extent of 1/4 share; Rakesh Kumar son of Khajan Singh remained owner to the extent of 1/2 share; and Smt. Bimla Devi wife of Vinod son of Ratanlal remained owner to the extent of 1/4 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 <u>Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal</u> , 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 1/2 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;
(iii)	6939	The said land bearing Rect. No. 98, Killa No. 21(8-0) was bifurcated through oral partition among the land owners and part of land bearing Rect. No. 98, Killa No. 21/2(6-0) falls to the ownership of <u>Smt. Anita wife of Mr. Rajkumar (2/3 share) and Rahul, Dharmendra, sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir (1/3 share)</u> and part of land bearing Rect. No. 98, Killa No. 21/1(2-0) falls to the ownership of <u>Smt. Bimla Devi widow of Vinod son of Ratanlal</u> . This mutation was sanctioned on 19.11.2006.
	Status of ownership/ possession after Mutation No. 6939	Smt. Anita wife of Mr. Rajkumar became owner to the extent of 2/3 share; and Rahul, Dharmendra, sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir became owner to the extent of 1/3 share in land bearing Rect. No. 98, Killa No. 21/2(6-0); and Smt. Bimla Devi widow of Vinod son of Ratanlal became owner in possession of land bearing Rect. No. 98, Killa No. 21/1(2-0).
(iv)	7818	Rahul, Dharmender sons; Sangeeta daughter; and Jagvati widow of Satbir sold their 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 <u>Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi</u> , by way of a registered Sale Deed bearing Vasika No. 13379 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7818	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became owner of land bearing Rectangle No. 98, Killa No. 21/2(6-0); and Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner in possession of land bearing Rect. No. 98, Killa No. 21/1(2-0).
(v)	7821	Smt. Bimla Devi widow of Vinod son of Ratanlal sold land bearing Rect. No. 98, Killa No. 21/1(2-0) to <u>Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi</u> , 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 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, Tehsil Badshahpur, District Gurugram, Haryana.

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(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:

JAMABANDI:

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	166	191	2005-06	Rectangle No. 98, Killa No. 22(8-0), 23(8-0), Rectangle No. 103, Killa Nos. 1/2(3-0), 2/1(1-16) total measuring 20 Kanal 16 Marla.	Satbir, Tejbir sons of Ratanlal son of Gordhan to the extent of 1/2 share; Tejpai Singh Tanwar son of Gordhan, resident of Ramgarh Dhani to the extent of 1/4 share; and Smt. Bimla Devi widow of Vinod son of Ratanlal to the extent of 1/4 share;	Self

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(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:

S. No.	Mutation No.	Description of Mutation
(i)	6861	Tejbir son of Ratanlal son of Gordhan transferred his 1/4 th share in the land in question to <u>Rajkumar son of Tejpal son of Gordhan</u> by way of a registered Release Deed bearing Vasika No. 8642 dated 19.07.2006. This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6861	Rajkumar son of Tejpal son of Gordhan became owner to the extent of 1/4 share; Satbir son of Ratanlal son of Gordhan remained owner to the extent of 1/4 share; Tejpal Singh Tanwar son of Gordhan, resident of Ramgarh Dhani remained owner to the extent of 1/4 share; and Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share;
(ii)	6862	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4 th undivided share in the said land got devolved upon his legal heirs by way of natural succession i.e. upon <u>Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagvati widow of Satbir son of Ratanlal</u> . This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6862	Dharmender, Rahul, sons; Sangeeta daughter; and Smt. Jagvati widow of Satbir son of Ratanlal became owner to the extent of 1/4 share; Rajkumar son of Tejpal son of Gordhan remained owner to the extent of 1/4 share; Tejpal Singh Tanwar son of Gordhan, resident of Ramgarh Dhani remained owner to the extent of 1/4 share; and Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner to the extent of 1/4 share;
(iii)	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 bifurcated through oral partition among the land owners and part of land bearing Rect. No. 98, Killa No. 22/1(7-12) and 23(8-0) falls to the ownership of <u>Tejpal Singh Tanwar son of Gordhan (1/3 share), Rajkumar son of Tejpal son of Gordhan (1/3 share) and Dharmender, Rahul, sons; Sangeeta daughter; and Smt. Jagvati widow of Satbir son of Ratanlal (1/3 share)</u> and land bearing Rect. No. 98, Killa No. 22/2(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16) falls to the ownership of <u>Smt. Bimla Devi widow of Vinod son of Ratanlal</u> . This mutation was sanctioned on 16.10.2006.
	Status of ownership/ possession after Mutation No. 6940	Tejpal Singh Tanwar son of Gordhan became owner to the extent of 1/3 share; Rajkumar son of Tejpal son of Gordhan became owner to the extent of 1/3 share; and Dharmender, Rahul, sons; Sangeeta daughter; and Smt. Jagvati widow of Satbir son of Ratanlal became owner to the extent of 1/3 share in land bearing Rect. No. 98, Killa No. 22/2(7-12) and 23(8-0); and Smt. Bimla Devi widow of Vinod son of Ratanlal became owner of land bearing Rect. No. 98, Killa No. 22/1(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16).
(iv)	7819	Rahul, Dharmender sons; Sangeeta daughter; and Jagvati widow of Satbeer sold their 1/3 share, <u>Tejpal Singh Tanwar son of Gordhan sold his 1/3 share and Rajkumar son of Tejpal sold his 1/3 share in land bearing Rect. No. 98, Killa No. 22/2(7-12) and 23(8-0) measuring 15 Kanal 12 Marla to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13380 dated 01.09.2008. This mutation was sanctioned on 13.09.2008.</u>
	Status of ownership/ possession	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. 22/2(7-12), 23(8-0) measuring 15 Kanal 12 Marla; and

	after Mutation No. 7819	Smt. Bimla Devi widow of Vinod son of Ratanlal remained owner of land bearing Rect. No. 98, Killa No. 22/1(0-8), Rect. No. 103, Killa nos. 1/2(3-0), 2/1(1-16).
(v)	7821	Smt. Bimla Devi widow of Vinod son of Ratanlal 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 <u>Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi</u> , 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 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.

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(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:

JAMABANDI:

S. No.	Khewat No.	Khatta No.	Jamabandi for the year	Details of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	164	189	2005-06	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:

S. No.	Mutation No.	Description of Mutation
(i)	7820	Rajkumar son of Tejpal son of Gourdhan sold his land bearing Rectangle No. 98, Killa No. 19(6-13) measuring 6 Kanal 13 Marla to <u>Consolidate Realtors Private Limited, at 2599/4, Beodan Pura, Karol bagh, New Delhi</u> , by way of a registered Sale Deed bearing Vasika No. 13391 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7820	Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi became sole and absolute owner of Rectangle No. 98, Killa No. 19(6-13) measuring 6 Kanal 13 Marla, situated in Village Badshahpur, Tehsil Badshahpur, 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:

JAMABANDI:

S. No.	Khewat No.	Khata No.	Jamabandi for the year	Details of Land	Person recorded as owner(s)	Person recorded in possession as cultivator
(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 Tejpai son of Gordhan;	Self

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(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:

S.No.	Mutation No.	Description of Mutation
(i)	7822	Raj Kumar and Vijay Kumar sons of Tejpal son of Gordhan sold their land bearing 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 to Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi, by way of a registered Sale Deed bearing Vasika No. 13388 dated 01.09.2008. This mutation was sanctioned on 03.09.2008.
	Status of ownership/ possession after Mutation No. 7822	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. 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.

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(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:

JAMABANDI:

Sr. No.	Khewat No.	Khatta No.	Jamabandi for the year	Details of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(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	Ratanlal, Tejpal @ Hetram sons of Gordhan resident of Ramgarh Dhani, Badshahpur.	Self

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(6.2) **MUTATIONS & RAPATS:**

The Mutations and Rapats in respect of Rectangle No. 103, Killa No. 1/1(2-0), 1/1(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:

S.No.	Mutation No.	Description of Mutation
(i)	6821	Ratanlal son of Gordhan resident of Ramgarh Dhani, Badshahpur sold his 1/2 share in land bearing Rectangle No. 103, Killa No. 1/1(5-0), Rectangle No. 104, Killa No. 5(8-0) to <u>Ramprasad, Deshraj, Dilip, Jagdish, Ranbir son of Mawasiram son of Ghasi</u> , by way of a registered Sale Deed bearing Vasika No. 880 dated 16.04.1998. This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6821	Ramprasad, Deshraj, Dilip, Jagdish, Ranbir son of Mawasiram son of Ghasi became owner of 1/2 share and Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remained owner of 1/2 share;
(ii)	6863	Ranbir son of Mawasi expired on 01.06.2006 and his 1/10 th undivided share in the said land got devolved upon his legal heirs by way of natural succession i.e. upon <u>Sunil, Anil, Ishwar sons, Smt. Priyanka daughter and Smt. Jaywati widow of Ranbir son of Mawasi</u> . This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6863	Sunil, Anil, Ishwar sons, Smt. Priyanka daughter and Smt. Jaywati widow of Ranbir son of Mawasi became owner of 1/10 share; Ramprasad, Deshraj, Dilip, Jagdish, sons of Mawasiram son of Ghasi remained owner of 4/10 share and Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remained owner of 1/2 share;
(iii)	6864	Dilip son of Mawasi expired on 12.01.2000 and his 1/10 th undivided share in the said land got devolved upon his legal heirs by way of natural succession i.e. upon <u>Nanak son, Smt. Anita, Savita, Babita daughters and Smt. Memwati widow of Dilip son of Mawasi</u> . This mutation was sanctioned on 17.09.2006.
	Status of ownership/ possession after Mutation No. 6864	Nanak son, Smt. Anita, Savita, Babita daughters and Smt. Memwati widow of Dilip son of Mawasi became owners of 1/10 share; Sunil, Anil, Ishwar sons, Smt. Priyanka daughter and Smt. Jaywati widow of Ranbir son of Mawasi remained owners of 1/10 share; Ramprasad, Deshraj, Jagdish, sons of Mawasiram son of Ghasi remained owners of 3/10 share and Tejpal @ Hetram son of Gordhan resident of Ramgarh Dhani, Badshahpur remained owner of 1/2 share;
(iv)	6942	The said land bearing Rect. No. 103, Killa No. 1/1(5-0) and Rect. No. 104, Killa No. 5(8-0) was bifurcated through oral partition among the land owners and part of land bearing Rect. No. 103, Killa Nos. 1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0) falls to the exclusive ownership of <u>Tejpal son of Gordhan</u> and part of land bearing Rect. No. 103, Killa No. 1/1(2-10), Rect. No. 104, Killa No. 5/2(4-0) falls to the exclusive ownership of <u>Ramprasad, Deshraj, Jagdish, sons of Mawasiram son of Ghasi (3/5 share), Smt. Memwati widow, Nanak son, Smt. Anita, Savita, Babita daughters of Dilip son of Mawasi (1/5 share); and Smt. Jaywati widow, Sunil, Anil, Ishwar sons and Smt. Priyanka daughter of Ranbir son of Mawasi (1/5 share)</u> . This mutation was sanctioned on 16.11.2006.
	Status of ownership/ possession after Mutation	Tejpal son of Gordhan became owner of land bearing Rect. No. 103, Killa Nos. 1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0); and Ramprasad, Deshraj, Jagdish, sons of Mawasiram son of Ghasi became owner of 3/5 share; Smt. Memwati widow, Nanak son, Smt. Anita, Savita, Babita 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)	7814	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 <u>Bestech India Pvt. Ltd.</u> , 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.
	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) & Tejpal son of Gordhan remained owner of land bearing Rect. No. 103, Killa Nos. 1/1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0).
(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 <u>Smt. Imlavati wife of Tejpal resident of Ramgarh Dhani, Badshahpur</u> , 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 Nos. 1/1/1(2-10), Rect. No. 104, Killa No. 5/1(4-0).
(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 <u>Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi</u> , 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 Smt. Imlavati wife of Tejpal resident of Ramgarh Dhani, Badshahpur remained owner of land bearing Rect. No. 103, Killa No. 1/1/2(2-10), Rect. No. 104, Killa No. 5/2(4-0).
(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 <u>Consolidate Realtors Private Limited, at 2599/4, Beadon Pura, Karol Bagh, New Delhi</u> , 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:

JAMABANDI:

Sr. No.	Khewat No.	Khata No.	Jamabandi for the year	Detail of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(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 1/2 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;	Self

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(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: -

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S. No.	Mutation No.	Description of Mutation
(i)	6862	Satbir son of Ratanlal son of Gordhan expired on 28.10.2004 and his 1/4 th undivided share in the land bearing Rect. No. 98, Killa No. 20(6-13) got devolved upon his legal heirs by way of natural succession i.e. upon <u>Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal</u> . This mutation was sanctioned on 17.09.2006.
	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 owner 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 <u>Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal</u> , 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, Gurgaon 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 <u>Smt. Reena Saraswat wife of Mr. Vijay Saraswat</u> and part of land bearing Rect. No. 98, Killa No. 20/1(6-0) falls to the ownership of <u>Smt. Anita wife of Mr. Rajkumar son of Sh. Tejpal, (53/120) share; Smt. Bimla Devi widow of Vinod son of Ratanlal (33/120 share) and Dharmendra, Rahul sons, Smt. Sangeeta daughter and Smt. Jagwati widow of Satbir son of Ratanlal (34/120 share)</u> . This mutation was sanctioned on 19.11.2006.
	Status of ownership/ possession after Mutation No. 7816	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 son of Ratanlal 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. Jagwati 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 <u>Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi</u> , by way of a registered

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		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 <u>Consolidate Realtors Private Limited, at 303, Aggarwal Tower, CU Block, Pitampura, Delhi</u> , 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).

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(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:

JAMABANDI:

S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	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

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(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:

S.No.	Mutation No.	Description of Mutation
(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 ownership/ possession after Mutation No. 6898	Sukhpal, Begsingh sons of Ballu @ Badlu became owners to the extent of 2/12 share; Mukesh Kumar son of Late Tekchand son of Ballu @badlu became owner to the extent of 1/12 share; 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; 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	Sumarta son of Dheeraj son of Kundan expired on 05.06.1998 and his 1/4 undivided share in the land bearing Rect. No. 98, Killa No. 18(6-13) got devolved upon his legal heirs by way of natural succession i.e. upon Ramjiwan, Rampal, Dungar, Jairam sons, Smt. Ramo, Shyamo, Buddho daughters and Smt. Mathuri widow of Sumarta son of Dheeraj son of Kundan. This mutation was sanctioned on 30.10.2006.
	Status of ownership/ possession after Mutation No. 6905	Ramjiwan, Rampal, Dungar, Jairam sons, Smt. Ramo, Shyamo, Buddho daughters and Smt. Mathuri widow of Sumarta son of Dheeraj son of Kundan became owners to the extent of 1/4 share; Sukhpal, Begsingh sons of Ballu @ Badlu remained owners to the extent of 2/12 share; Mukesh Kumar son of Late Tekchand son of Ballu @badlu remained owner to the extent of 1/12 share; 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 Ratanlal, 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 Dheeraj son of Kundan released their 1/8 share in the said land in favour of Ramjiwan, 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 ownership/ possession after Mutation No. 6971	Ramjiwan, Rampal, Dungar and Jairam sons of Sumarta son of Dheeraj son of Kundan became owners to the extent of 1/4 share; Sukhpal, Begsingh sons of Ballu @ Badlu remained owners to the extent of 2/12 share; Mukesh Kumar son of Late Tekchand son of Ballu @badlu remained owner to the extent of 1/12 share; 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

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		Ratanlal, 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 Gourdhan</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 <u>Consolidate Realtors Private Limited</u> , 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. 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.

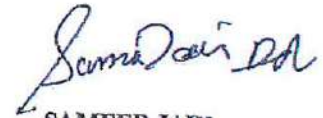
D. CONCLUSION

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: -

- 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;
- ii. 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). (Annexure 'D')
- iv. Certified Copy of Licence 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, Badshahpur, Gurugram on 23.07.2020. (Annexure 'F')

Regards,



SAMEER JAIN,
Advocate.