



RAGHAVA LAW FIRM

MAYANK RAGHAVA & ASSOCIATES

ADVOCATES AT DISTRICT COURT, GURGAON OFFICE: Chamber No. 127, Shahsed Bhagat Singh Block, Distt. Court Gurugram

MOB:- 9871877000

Email: raghavalawfirm@gmail.com,

Bar Council No. P938/2007

Date: 28-02-2024

To

M/s ORA LAND AND HOUSING PVT. LTD.

J-10/5, DLF PHASE-II, MG, ROAD GURUGRAM.

AND

M/SGGANBU LAND PVT. LTD.

HOUSE NO. C-50, 3RD FLOOR, SUSHANT LOK-2, GURUGRAM 122011

Subject:- Title verification Report in respect of land comprised in Rect no 34 Killa no 23/2(7-0), 24/1(0-11) Rect no 36 Killa no 4(1-14), 5/1(6-8), 6/1/2(4-13), 6/2(2-4), 7(2-6), 14/1(1-17), 15/1(4-11), 16/2/1(6-17), Rect no 73 Killa no 3/2(1-4), 4/1(3-12), 4/3(4-0), 5/1(6-7), 7/1(4-0), 7/3(1-8), 8/1/1(0-9), 8/1/2(2-9), 8/2/2(1-15), 11/1(7-12), 12/1(4-8), 2/2/1(1-9), 13/1/1(1-2), 14/3/3-12, 20/3(2-0), 20/4(2-5), 21(4-11), 22(8-0), 23/2/1(0-10) total Field 29 land Measuring 98 kanal 14 Marla as per Fard jama bandi for the year 2019-20 and mutation no 3951-3953-3975-3980, 4106, 4141, 4149 at revenue estate of Village- Hayatpur Tehsil Harsaru Distt. Gurugram and Rect no 72 Killa no 23/2/1(0-10), 24/1(1-1), Rect no 83 Killa no 7/1(1-16), 13/2(5-16), 14/1(4-0), 14/2(4-0), 8(1-19), 15(7-16) field 8 land Measuring 26 kanal 18 Marla as per Fard jama bandi for the year 2016-17 & 2021-22 and mutation no 3249, 3352 at revenue estate of Village-Wazirpur Tehsil Harsaru Distt. Gurugram in favour of M/s Ora land and Housing Pvt. Ltd. Add. J-10/5, DLF Phase-II, MG, Road Gurugram.

Sir,

Please find enclosed here with following documents in respect of captioned land:-

- Copy of fard Jamabandi for the year 2009-10, 2014-15, 2019-20 of village Hayatpur Tehsil Harsaru Distt. Gurugram.
- Copy of fard Jamabandi for the year 2006-07, 2011-12, 2016-17, 2021-22 of village Wazirpur Tehsil Harsaru Distt. Gurugram.
- Copy of mutation
- Copy of letter of Issuance of Verification of Ownership Certificate by Collector of Gurugram

Please find enclosed the same in order.



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LEGAL CLEARANCE FORMAT

Name of Owner - **M/s ORA LAND AND HOUSING PVT. LTD. J-10/5, DLF PHASE-II, MG, ROAD GURUGRAM.**

Khatoni No.	209, 415, 418, 748, 750, 474, 476, 746 of Village- Hayatpur. And 378, 511, 512 of Village- Wazirpur
Khewat No.	206, 397, 400, 709, 711, 444, 446, 707 of Village- Hayatpur. And 339, 471, 472 of village- Wazirpur.
Area	125 Kanal 12 Marla
Patwar area location	Village - Hayatpur & Wazirpur
Teshil	Harsaru
Distt	Gurugram
North
East
South
West

Name of owner of land prior

To the present owners The land is presently owned by M/s Ora Land and Housing Pvt. Ltd. J-10/5, DLF Phase-II, MG Road, Gurugram. As per jamabandi for the year 2019-20 and mutation no 3951-3953-3975-3980, 4106, 4141, 4149 at revenue estste of Village- Hayatpur Tehsil Harsaru Distt. Gurugram and as per Fard jama bandi for the year 2016-17 & 2021-22 and mutation no 3249, 3352 at revenue estate of Village- Wazirpur Tehsil Harsaru Distt. Gurugram

Date from when owners became possession:



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The owners had possession as per Fard jamabandi for the year 2009-10, 2014-15, 2019-20 at revenue estate of Village- Hayatpur Tehsil Harsaru Distt. Gurugram and as per Fard jamabandi for the year 2006-07, 2011-12, 2016-17, 2021-22 at revenue estate of Village-Wazirpur Tehsil Harsaru Distt. Gurugram.

That in order to ascertain as to whether the chain of the title from the original owner, who owned and possessed the subject land in the year 2008-2009. i.e 13 year prior hereto unto its present owner is complete in all respect and whether the title has validly been devolved upon the present owner.

I perused and analyzed the aforesaid documents and also inspected the relevant revenue record as well as the registration record for the last 13 year having perused, analyzed and inspected the documents, as aforesaid, the undersigned submits his opinion with regard to the chain of devolution of title during last 13 years.

Title verification and encumbrance status in respect of the subject land as under, Fard jamabandi for the year 2009-10 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 168, Khatoni no 183, Rect no 36 Killa no 4(1-14), 5(8-0), 6/ 1(5-16), Rect no 37 Killa no 1(8-0), 2(8-0), 9(8-0), 10/ 1(1-0, G.Mum.), 10/2(7-0), kita-8 land measuring 47 Kanal 10 Marla Land owners Dhan Singh- Bhim Singh- Meer Singh- Dharam Singh- Raj Kumar sons of Surajmal equal 5 share 1/2 shar and Chaju Ram- Ramkwar- Rampal sons of Kudia Ram equal 3 share 1/2 share And Khewat no 295 Khatoni no 326, Rect no 35 Killa no 16/2(0-11), 25(6-16) Kita-2 land measuring 7 kanal 7 Marla Land owners Dharambie Son of Umrao Singh. And Khewat no 299 Khatoni no 330, Rect no 34 killa no 23/2(7-0 G.Mum.), 24/1(0-11), Kita-2 land measuring 7 kanal 1 Marla, Land owners RamKumar son of Mamchand and Khewat no 526 khatoni 584 Rect no 36 killa no 6/2(2-4), 7(2-6), 14(3-14), 15(8-0), Rect no 37 Killa no 7/4(2-4) 8/2(5-2), 11(8- 0), 12(8-0), 13/1(6-5) kita-9 Land measuring 45 kanal 15 Marla Land owners Chuttan Singh S/o Lilla 23/183 share, Smt Chanderwati Wd/o and Raj Singh- Kanwar Singh- Madan Singh- Ram Swroop- Daan Singh- Gajraj Singh sons and Smt Premwati - Sunita Daughters of Tulla Ram S/o Kundan Lal equal 9 share 343/915 share and Smt Murti wd/o and Zile Singh- Sube Singh- Karan Singh- Charan Singh- Jai Singh sons and Smt Bimla- Nirmla- Urmila Daughters of Jhaman S/o Kundanlal equal 9 share 343/915 share and Raghunanadan son 19/305 share and Smt Bina W/o Raghunandan 19/305 share and Khewat no 336 Khatoni no 382 Rect no 37 Killa no 20/3(2-0), 21(4-11), 22(8-0), 23/2(2-14) Rect no 40 Killa no 2(3-2), 3(7-14), 8(2-1) field 7 Land measuring 30 kanal 2 marla Land owners Harbir Singh - Ramesh Kumar sons of Mohar Singh equal 1/2 share and Khewat no 524 Khatoni no 582 Rect no 37 Killa no 3(8-0), 4/1(3-12), 4/3(4-0), 5/1(6-7), 7/1(4-0), 7/3(1-8), 8/1(2-18), 14/3(3-12) kita 8 land measuring 33 kanal 17 marla Land owners Ugarsen-Ramphal-Satbir sons of



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Malkhan Singh equal 3 share 1059/1354 share, Smt Gando Devi Wd/o and Smt Kamla Devi D/o Malkhan Singh equal 2 share 295/ 1354 share.

COLUMN OF CULTIVATION:

The perusal of cultivation column revealed that the above detailed land in khewat and khatoni is under cultivating possession of aforesaid owner. And khewat no 526 khatoni no 584 Raghunandan and Vinna lease in favour of Smt Rajka Sood W/o Rajender Rai sood and Khewat no 336 Khatoni no 382 Harbir-Ramesh equal 2 share 1/24 share lease in favour of Mohar Singh S / o Shivilal.

KHANA KAFIYAT (Remarks Column).

On perusal of khana kafiyaat column of above mention jamabandi following entries of mutation were found endorsed therein:-

Mutation no. 2918

Perusal of this mutation reveals that the co-owner of land in khewat no 295 khatoni no 326 Dharambir S/o Umrao Singh R/o Same Vilage and thereafter killa no 35//16/2, 25 acquired by Govt of Haryana Through:- Sale hasul araji.

Mutation no. 2959

Perusal of this mutation reveals that the co-owner of land in khewat no 524 Smt Gando Devi Wd/o Malkhan Singh was expired and her share inherited by Satbir-Satish Kumar-Ugarsen- Ramphal s o n s a n d S m t Mira Devi-Shila Devi-Kanta Devi- Kamla Devi daughters of Malkhan S/o Jalam equal 8/9 share and Smt Dayawati Wd/o and Dinesh-Surender-Govind sons and Smt mamta D/o Rohtash S/o Malkhan equal 1/9 share through succession vide mutation no 2959.

Mutation no. 2960

Perusal of this mutation reveals that the co-owner of land in khewat no 524 Satbir Son of Malkhan Singh was expired and his share inherited by Smt Gita Devi Widow and Smt Kavita-Monika Ds/o Satbir S/o Malkhan Singh through succession vide mutation no 2960.

Mutation no. 2961

Perusal of this mutation reveals that the co-owner of land in khewat no 524 Smt Kamla Devi D/o Malkhan Singh was expired and her share inherited by Ashok- Anil sons and Smt Aasha-Manju Daughters of kamal Devi D/o malkhan Singh through succession vide mutation no 2961.

Mutation no. 2999

Perusal of this mutation reveals that the co-owner of land in khewat no 526 Chuttan Singh S/o Lilla Sold his 115/915 share through Sale Deed vasika no 8353 dated 02-07-12 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 3000



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Perusal of this mutation reveals that the co-owner of land in khewat no 524 Smt Gita Devi Widow and Smt Kavita-Monika Ds/o Satbir S/o Malkhan Singh sold there 369/1354 share through Sale Deed vasika no 8453 dated 04-07-12 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 3002

Perusal of this mutation reveals that the co-owner of land in kheat no 336 Harbir-Ramesh was lease in favour of Mohar Singh S / o Shivlal and this lease was cancelled through vasika no 9086 dated 11-07-12

Mutation no. 3003

Perusal of this mutation reveals that the co-owner of land in khewat no 336 Ramesh S/o Mohar Singh sold his 220/602 share through Sale Deed vasika no 9087 dated 11-07-12 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 3011

Perusal of this mutation reveals that the co-owner of land in khewat no 526 Kanwar Singh S/o Tulla Ram was expired and his share inherited by Bijender- Bhaghandass-Sandeep sons and Smt Sudesh Daughter and Smt Dayawati widow of Kanwar Singh through succession vide mutation no 3011.

Mutation no. 3019

Perusal of this mutation reveals that the co-owner of land in khewat no 526 Rajsingh-Madanlal-Ramswroop-Daan Singh- Gajraj Singh sons and Smt Premwati- Sunita Daughters and Chanderwati widow of Tulla Ram equal 8/9 share and Bijender-Bhagwandass- sandeep sons and Smt Sudesh daughter and Smt Dayawati widow of Kanwar Singh 5 equal share 1/9 share in 343/915 share sold through Sale Deed vasika no 12032 dated 14-08-12 in favour of M/s Ora Land And Housing Pvt Ltd 343/915 share

Mutation no. 3042

Perusal of this mutation reveals that the co-owner of land in khewat no 168 Chaju Ram-Ramkumar-Rampal sons of Kudia Ram equal 3 share 1/2 share sold through Sale Deed vasika no 16007 dated 01-10-12 in favour of M/s Ora Land And Housing Pvt Ltd 1/2 share

Mutation no. 3043

Perusal of this mutation reveals that the co-owner of land in khewat no 299 Ramkumar S/o Mamchand R/o Ghotiya Distt Mahendergarh sold his share through Sale Deed vasika no 16005 dated 14-08-12 in favour of M/s Ora Land And Housing Pvt Ltd Salam Khewat

Mutation no. 3170

Perusal of this mutation reveals that the co-owner of land in khewat no 336 Ramesh S/o Mohar Singh sold his 81/602 share through Sale Deed vasika no 7668 dated 24-06-13 in favour of M/s Ora Land And Housing Pvt Ltd

Mutation no. 3220

Perusal of this mutation reveals that the co-owner of land in khewat no 168 Ramkanwar- Ramphal Sons of Kudia Ram sold there 100/320 share through Sale Deed



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vasika no 24500 dated 20-01-14 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 3272

Perusal of this mutation reveals that the co-owner of land in khewat no 524 Ugarsen S/o Malkhan 369/1354 share, Ashok-Anil son and Aasha-Manju Daughters of Smt Kamla D/o Malkhan Singh equal 4 share 82/677 share, and Satish son and Smt Mira-Geeta-Kanta Daughters of Smt Ganda Devi equal 4 share 33/677 share and Smt Dayawati Widow and Dinesh- Surrender- Govind sons and Smt Mamta daughter of Rohtash equal 5 share 8/677 share sold through Sale Deed vasika no 6237 dated 18-06-14 in favour of M/s Ora Land And Housing Pvt Ltd and M/s Orris infrastructure Pvt Ltd

Fard jama bandi for the year 2014-15 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 188, Khatoni no 190, Rect no 36 Killa no 4(1-14), 5(8-0), 6/1(5-15) kita-3 land measuring 15 Kanal 10 Marla Land owners Dhan Singh- Bhim Singh- Meer Singh- Dharam Singh- Raj Kumar sons of Surajmal equal 5 share 1/2 share and M/s Ora Land and Housing Pvt Ltd 1/2 share. And Khewat no 349 Khatoni no 368, Rect no 35 Killa no 25/2(3-14) kita-1 land measuring 3 Kanal 14 Marla Land owner Dharambir S/o Umrao and Khewat no 352 khatoni no 371 Rect no 34 killa no 23/2(7-0) 24/ 1(0-11) kita-2 land measuring 7 Kanal 1 Marla Land owner M/s Ora Land and Housing Pvt Ltd and Khewat no 612 khatoni no 651 Rect no 36 killa no 6/2(2-4), 7(2-6), 14(3-14), 15(8-0), Rect no 37 Killa no 7/4(2-4) 8/2(5-2), 11(8-0), 12(8-0), 13/1(6-5) kita-9 Land measuring 45 kanal 15 Marla Land owners Chuttan Singh S/o Lilla 23/183 share, Smt Murti wd/o and Zile Singh- Sube Singh- Karan Singh- Charan Singh- Jai Singh sons and Smt Bimla- Nirmala-Urmila Daughters of Jhaman S/o Kundanlal equal 9 share 343/915 share and Raghunanadan son Madan Mohan 19/305 share and Smt Bina W/o Raghunandan 19/305 share and M/s Ora Land and Housing Pvt Ltd 458/915 share. And Khewat no 394 Khatoni no 425, Rect no 37 Killa no 20/3(2-0), 21(4-11), 22(8-0), 23/2(2-14) Rect no 40 Killa no 2(3-2), 3(7-14), 8(2-1) field 7 Land measuring 30 kanal 2 marla Land owners Harbir Singh son of Mohar Singh equal 1/2 share, M/s Ora Land and Housing Pvt Ltd 1/2 share and Khewat no 610 khatoni 649 Rect no 37 Killa no 3(8-0), 4/1(3-12), 4/3(4-0), 5/ 1(6-7), 7/1(4-0), 7/3(1-8), 8/1(2-18), 14/3(3-12) kita 8 land measuring 33 kanal 17 marla Land owners M/s Ora Land and Housing Pvt Ltd 492/677 share Ramphal son of Malkhan Singh equal 185/677 share.

COLUMN OF CULTIVATION:

The perusal of cultivation column revealed that the above detailed land in khewat and khatoni is under cultivating possession of aforesaid owner. And khewat no 612 khatoni no 651 Raghunandan and Vinna lease in favour of Smt Rajka Sood W/o Rajender Rai sood.

KHANA KAFIYAT (Remarks Column).



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On perusal of khana kafiyaat column of above mention jamabandi following entries of mutation were found endorsed therein:-

Mutation no. 3780

Perusal of this mutation reveals that the k h e a t no 612 was partitioned vide mutation no 3780

Fard jama bandi for the year 2019-20 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 206, Khatoni no 209, Rect no 36 Killa no 4(1-14), 5(8-0), 6/1(5-15) kita-3 land measuring 15 Kanal 10 Marla Land owners Dhan Singh- Bhim Singh- Meer Singh- Dharam Singh- Raj Kumar sons of Surajmal equal 5 share 1/2 share and M/s Ora Land and Housing Pvt Ltd 1/2 share. And Khewat no 397 Khatoni no 415, Rect no 35 Killa no 25/2(3-14) kita-1 land measuring 3 Kanal 14 Marla Land owner Dharambir S/o Umrao and Khewat no 400 khatoni no 418 Rect. no 34 killa no 23/2(7-0) 24/ 1(0-11) kita-2 land measuring 7 Kanal 1 Marla Land owner M/s Ora Land and Housing Pvt Ltd and Khewat no 446 khatoni no 476 Rect no 36 Killa no 16/2/1(6- 17), Rect no 37 Killa no 20/4(2-5) kita-2 Land measuring 9 kanal 2 marla owners M/s Ora Land and Housing Pvt Ltd and Khewat no 709 k h a t o n i no 748 Rect no 36 killa no 6/2(2-4), 7(2-6), 14/1(1-17), 15/1(4-11), Rect no 73 Killa no 11/1(7-12), 12/1(4- 8), kita-6 Land measuring 22 kanal 18 Marla Land owner M/s Ora Land and Housing Pvt Ltd And Khewat no 711 Khatoni no 750, Rect no 73 Killa no 7/4(2-4), 8/2(5-2), 12/2(3-12), 13 / 1(6-5) field 4 Land measuring 17 kanal 3 marla Land owners Smt Murti widow Jhaman 38/343 share, Jai Singh- Charan Singh- Karan Singh- Sube Singh- Zile Singh sons of Jhaman equal 5 share 305/343 share And Khewat no 444 Khatoni no 474, Rect no 37 Killa no 20/ 3(2-0), 21(4-11), 22(8-0), 23/2(2-14) Rect no 40 Killa no 2(3-2), 3(7-14), 8(2-1) field 7 Land measuring 30 kanal 2 marla Land owners Harbir Singh son of Mohar Singh equal 1/2 share, M/s Ora Land and Housing Pvt Ltd 1/2 share and Khewat no 707 khatoni 746 Rect no 37 Kila no 3(8-0), 4/ 1(3-12), 4/3(4-0), 5 / 1(6- 7), 7 / 1(4-0), 7/3(1-8), 8/1(2-18), 14/3(3-12) kita 8 land measuring 33 kanal 17 marla Land owners M/s Ora Land and Housing Pvt Ltd 200/677 share, M/s Orris Infrastructure Pvt Ltd 292/677 share, Ramphal son of Malkhan Singh equal 185/677 share.

KHANA KAFIYAT (Remarks Column).

On perusal of khana kafiyaat column of above mention jamabandi following entries of mutation/Rapat were found endorsed therein:-

Mutation no. 3914

Perusal of this mutation reveals that the co-owner of land in khewat no 711 Smt Murti Devi Widow of Jhaman was expired and her share inherited by Zile Singh- Sube Saini- Karan Singh Saini- Charan Singh- Jai Singh sons and Smt Bimla- Nirmala-Urmila



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Daughters of Smt Murti Devi equal 8 share 38/343 share through succession vide mutation no 3914.

Mutation no. 3924

Perusal of this mutation reveals that the co-owner of land in khewat no 206 are transferd the land through vasika no 3714/4 dated 14-01-2021.

Mutation no. 3951

Perusal of this mutation reveals that the co-owner of land in khewat no 444 owners Harbir Singh son of Mohar Singh equal 1/2 share, M/s Ora Land and Housing Pvt Ltd 1/2 share and thereafter land was partitioned through orally vide rapat roznamcha no 792 dated 15-03-2021.

Mutation no. 3953

Perusal of this mutation reveals that the co-owner of land in khewat no 206 owners owners Dhan Singh- Bhim Singh-Meer Singh- Dharam Singh- Raj Kumar sons of Surajmal equal 5 share 1/2 share and M/s Ora Land and Housing Pvt Ltd 1/2 share and thereafter land was partitioned through orally vide rapat roznamcha no 800 dated 18-03-2021.

Mutation no. 3961

Perusal of this mutation reveals that the co-owner of land in khewat no 711 Smt Bimla-Nirmala-Urmila D s / o Murti devi equal 3 share 57/1372 share and thereafter they are transferd there share through family Transferd deed vasika no 441/1 dated 19-04-2021 in favour of Zile Singh- Sube Saini-Karan Singh Saini- Charan Singh- Jai Singh sons Jhaman Singh.

Mutation no. 3962

Perusal of this mutation reveals that the co-owner of land in khewat no 707 owners M/s Ora Land and Housing Pvt Ltd 200/677 share, M/s Orris Infrastructure Pvt Ltd 292/677 share, Ramphal son of Malkhan Singh equal 185/677 share and thereafter land was partitioned through orally vide rapat roznamcha no 911 dated 16-04-2021. Mutation no. 3966 Perusal of this mutation reveals that the co-owner of land in khewat no 714,715,729,711/1min was transfer through Transfer deed vasika no 461/1 dated 20-04-2021.

Mutation no. 3975

Perusal of this mutation reveals that the owner of land in khewat no 707/4 Ramphal Son of Malkhan sold his share through Sale Deed vasika no 1686/1 dated 05-07-2021 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 3900

Perusal of this mutation reveals that the owner of land in khewat no 446 Smt Rajesh Devi W/o Omprakash 121/549 share sold through Sale Deed vasika no 6920 dated 11-02- 2020 in favour of Jaybhagwan S/o Shrichand.

Mutation no. 3980



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Perusal of this mutation reveals that the owner of land in Khewat no 707/3 M/s Orris Infrastructure Pvt Ltd sold his share through Sale Deed vasika no 2346/1 dated 28-07-2021 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 4106

Perusal of this mutation reveals that the owner of land in khewat no 446 Jagdish-Ramesh-Radhyeshyam-Suresh sons of Shrichand S/o Ramprasad equal four share 304/549 sold through Sale Deed vasika no 7311/1 dated 14-09-2022 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 4141

Perusal of this mutation reveals that the owner of land in khewat no 446 Jaybhagwan S o Shrichand 121/549 sold through Sale Deed vasika no 10969/1 dated 06-12-2022 in favour of M/s Ora Land And Housing Pvt Ltd.

Mutation no. 4149

Perusal of this mutation reveals that the co-owner of land in khewat no 446 owners Smt Santosh Wd/o and Rajbir-Kiran- Jitender sons and Deepika D/o Ramanand and M/s Ora Land and Housing Pvt Ltd and thereafter land w a s partitioned through Court order Assi. Collector 2nd class Harsaru vide case no 93/NTB order dated 23-12-2022.

COLUMN OF CULTIVATION:

The perusal of cultivation column revealed that the above detailed land in khewat and khatoni is under cultivating possession of aforesaid owner.

And Village Wazirpur

Title verification and encumbrance status in respect of the subject land as under, Fard jama bandi for the year 2006-07 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 295, Khatoni no 358, Rect no 72 Killa no 11(8-0), 12(8-0), 13(8-0), 14(8-0), 17(5-16), 18(8-0), 19(8-0), 20(8-0), 22(8-0), 23(8-0), 24(5-14) Rect no 73 Killa no 8(8-0), 9(8-0), 14(8-0), 15(8-0), 16(8-0), 17(8-0), 18(8-0), Rect no 83 Killa no 2(8-0), 3(8-0), 4(3-14), 7 1/2(5-6), 8(7-7), kita-23 land measuring 171 Kanal 17 Marla Land owners Veer Singh S / Sispal Singh 1/491 share, Sukhbir Singh Thakran S/o Maluk Singh Thakran 566/3437 share. Jagmohan-Ajit-Ashok Kumar Sons of Roshan Singh equal 3 share 443/3437 share, Mahipal S/o Roshan Singh 121/3437 share, Smt Kanta Devi widow and manoj Son of Rajender Singh equal 2 share 248/3437 share, Prashant S/o ravinder 143/3437 share, M/s Ramparshta Buildcon Pvt Ltd, 1909/3437 share.



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COLUMN OF CULTIVATION:

The perusal of cultivation column revealed that the above detailed land in khewat and khatoni is under cultivating possession of aforesaid owner.

KHANA KAFIYAT (Remarks Column).

On perusal of khana kafiyaat column of above mention jamabandi following entries of mutation were found endorsed therein:-

Mutation no. 2478

Perusal of this mutation reveals that the co-owner of land Veer Singh S/o Sispal Singh 1/491 share, Sukhbir Singh Thakran S/o Maluk Singh Thakran 566/3437 share. Jagmohan-Ajit-Ashok Kumar Sons of Roshan Singh equal 3 share 443/3437 share, Mahipal S/o Roshan Singh 121/3437 share, Smt Kanta Devi widow and manoj Son of Rajender Singh equal 2 share 248/3437 share, Prashant S/o ravinder 143/3437 share, M/s Ramparshta Buildcon Pvt Ltd, 1909/3437 share and thereafter land was partitioned.

Mutation no. 2788

Perusal of this mutation reveals that the co-owner of land in kheawt no 295 and thereafter land acquired by Govt of Haryana Through:- Sale hasul araji

Fard jama bandi for the year 2011-12 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 324, Khatoni no 363, Rect no 72 Kila no 19/2(4-4), 22(8-0), 23(8-0), 24(5-14) Rect no 83 Killa no 2(8-0), 3(8-0), 4(3-14), 7/2(5-6), 8(7-7), 9(7-7) kita-10 land measuring 65 Kanal 12 Marla Land owners Jagmohan-Ajit-Ashok Kumar Sons of Roshan Singh equal 3 share 743/1312 share, Mahipal S/o Roshan Singh 321/1312 share, Smt Kanta Devi widow and manoj Son of Rajender Singh equal 2 share 31/164 share, and Khewat no 368 khatoni no 415 Rect no 83 Killa no 7/1(1-16), 13(8-0), 14/ 1(4-0), 14/2(4-0) kita -4 Land measuring 17 kanal 16 marla land owners Smt Usha Kanwal W/o Krishan. And Khewat no 369 Khattoni no 416 Rect no 83 Killa no 6(1-19), 15(7-16) kita-2 Land measuring 9 Kanal 15 Marla land owners Kumari Rohini D/o Kanwal Krishan Rapat;- Vide parat no 516 dated 23-03-2013 bearing Killa no 83//2, 3, 8min, 72//22, 23.19min section 4 has been issued. Vide rapat no 238 dated 04-12-2013 bearing killa no 72//22, 23, 19, 833//2, 3, 8 min section 6 has been issued, Vide rapat no 218 dated 02-12-2015 bearing killa no 72//19min(4-18), 22 min(4-10), 23min(5-10), 83//2min(4- 4), 3min(5-16), 8min(4-1) has been awarded.

COLUMN OF CULTIVATION:

The perusal of cultivation column revealed that the above detailed land in khewat and khatoni is under cultivating possession of aforesaid Owner.



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Fard jama bandi for the year 2016-17 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 339, Khatoni no 378, Rect no 72 Killa no 19/2(4-4), 22(8-0), 23(8-0), 24(5-14) Rect no 83 Killa no 2(8-0), 3(8-0), 4(3-14), 7/2(5-6), 8(7-7), 9(7-7) kita-10 land measuring 65 Kanal 12 Marla Land owners Jagmohan-Ajit-Ashok Kumar Sons of Roshan Singh equal 3 share 743/1312 share, Mahipal S/o Roshan Singh 321/1312 share, Smt Kanta Devi widow and manoj Son of Rajender Singh equal 2 share 31/164 share, and Khewat no 391 khatoni no 435 Rect no 83 Killa no 7/ 1(1-16), 13(8-0), 14/1(4-0), 14/2(4-0) kita 4- Land measuring 17 kanal 16 marla land owners Smt Usha Kanwal W/o Krishan. And Khewat no 392 Khattoni no 436 Rect no 83 Killa no 6(1-19), 15(7- 16) kita-2 Land measuring 9 Kanal 15 Marla land owners Kumari Rohini D/o Kanwal Krishan.

Rapat -;

Vide parat no 516 dated 23-03-2013 bearing Killa no 83//2,3,8min, 72//22,23.19min section 4 has been issued.

Vide rapat no 238 dated 04-12-2013 bearing killa no 72//22,23,19, 833/12,3,8 min section 6 has been issued,

Vide no rapat o 218 dated 02-12-2015 bearing killa 72// 19min(4-18), 22min(4-10), 23min(5-10), 83//2min(4- 4), 3min(5-16), 8min(4-1) has been awarded.

Mutation no. 3147

Perusal of this mutation reveals that the owner of land in khewat no 397 Kumari Rohini D/o Kanwal Krishan sold her land through Sale Deed vasika no 309/1 dated 15-04-2019 in favour of Shalu Arora Associates LLP. Regi. Office 114 Deepsikha Building Rajendra Palace New Delhi.

Mutation no. 3148

Perusal of this mutation reveals that the owner of land in khewat no 391 Smt Usha Kanwal W / o Krishan sold her land through SANDEP YADAV Advocate Chamber N6. 149 Shahid Sukhdev Singh Borck Disti. Courts, Gurgaon Sale Deed vasika no 307/1 dated 15-04-2019 in favour of Shalu Arora Associates LLP. Regi. Office 114 Deepsikha Building Rajendra Palace New Delhi.

Mutation no. 3158

Perusal of this mutation reveals that the co-owner of land in kheawt no 339 and thereafter land acquired by Govt of Haryana Through:- Sale hasul araji

Mutation no. 3249

Perusal of this mutation reveals that the owner of land in khewat no 339 Jagmohan-Ajit-Ashok Kumar Sons of Roshan Singh equal 3 share 743/1312 share, Mahipal S/o Roshan Singh 321/1312 share, Smt Kanta Devi widow and manoj Son of Rajender Singh equal 2 share 31/164 share in killa no 72//22/2(2-10), 24(5-14) sold through Sale



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Deed vasika no 4180/1/1 dated 13-09-2021 in favour of M/s Ora Land And Housing Pvt Ltd.

Fard jama bandi for the year 2021-22 the perusal of this jamabandi reveals the following state of affair.

Description of land

The subject land comprised in Khewat no 471 khatoni no 511 Rect no 83 Kila no 7/1(1-16), 13(8-0), 14/1(4-0), 14/2(4-0) kita 4- Land measuring 17 kanal 16 marla And Khewat no 472 Khattoni no 512 Rect no 83 Killa no 6(1-19), 15(7-16) kita-2 Land measuring 9 Kanal 15 Marla land owner Shalu Arora Associates LLP. Regi. Office 114 Deepsikha Building Rajendra Palace New Delhi.

Mutation no. 3352

Perusal of this mutation reveals that the owner of land in khewat no 471, 472 Shalu Arora Associates LLP. Regi. Office 114 Deepsikha Building Rajendra Palace New Delhi sold their land through Sale Deed vasika no 10110/1 dated 18-11-2022 in favour of M/s Ora Land And Housing Pvt Ltd.

Further the under signed has visited office of halka patwari and had come to the conclusion their after that the above said land is free from all encumbrances and is not having any claim of minor is not under any acquisition proceeding and is not subject to ceiling limit and is legally fit for construction of retail out let and it's commissioning. Having examined the aforesaid certified copy of jama bandi and after comparing the original revenue record as mention in the office of halka patwari under singed submits his opinion on legal aspects of the case as under:-

a. Ownership

As is evident from above referred revenue record the chain of title from the person who owned and possessed the subject land in the year 2008-09 up to the present owner Rect no 34 Killa no 23/2(7-0), 24/1(0-11) Rect no 36 Killa no 4(1-14), 5/1(6-8), 6/1/2(4-13), 6/2(2-4), 7(2-6), 14/1(1-17), 15/1(4-11), 16/2/1(6-17), Rect no 73 Kila no 3/2(1-4), 4/1(3-12), 4/3(4-0), 5/1/6-7, 7/1(4-0), 7/3(1-8), 8/1/1(0-9), 8/1/2(2-9), 8/2/2(1-15), 11/1/7-12, 12/1(4-8), 2/2/1(1-9), 13/1/1(1-2), 14/3(3-12), 20/312-0, 20/4(2-5) 21(4-11), 22(8-0), 23/2/1(0-10) total Field 29 land Measuring 98 kanal 14 Marla as per Fard jama bandi for the year 2019-20 and mutation no 3951-3953-3975-3980, 4106, 4141, 4149 at revenue estste of Village- Hayatpur Tehsil Harsaru Distt. Gurugram and Rct no 72 Killa no 23/2/1(0-10), 24/1(1-1), Rect no 83 Killa no 7/1(1-16), 13/2(5-16), 14/1(4-0), 14/2(4-0), 6(1-19), 15(7-16) field 8 land Measuring 26 kanal 18 Marla as per Fard jama bandi for the year 2016-17 & 2021-22 and mutation no 3249, 3352 at revenue estste of Village- Wazirpur Tehsil Harsaru Distt. Gurugram in favour of M/s Ora land and Housing Pvt. Ltd. Add. J-10/5, DLF Phase-II, MG, Road Gurugram.

b. ACQUISITION PROCEEDINGS

That whenever the acquisition proceedings are commenced by the state of Haryana in respect of any land under the land acquisition act 1894 and notification under section 4 or section 6, as the case may be a issued under the said act in respect of that land , a



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rapat is entered by the concerned Tehsildar in its rapat register in this behalf and the factum of that rapat is endorsed in the "remark Column" of the concerned jamabandi. The factum of such endorsement was made in the remark Column in jam bandies. No land has been acquired and said land is free from acquisition. As per latest jamabandi as on date no acquisition proceedings have been commenced and/or pending in respect of any projection of the subject land .

c. LAND ALLOTTED TO LAND LESS:

That the subject land does not fall in the category of the land allotted to land less.

d. LAND RESERVED FOR SC OR ST:

That the subject land is not the land reserved for SC OR ST:

e. LAND OWNED BY MINOR

That the factum of age of present owner is not reflected in any of the record produced before the under signed.

f. MORTGAGE STATUS

That the perusal of the revenue record revealed that no entry of mortgage is reflected in the record. As such the subject land is free from mortgages.

g. CIVIL OR CRIMINAL PROCEEDINGS

That as far as the pendency of any suit, complaint, appeal of other proceeding pertaining to the subject land is concerned : I have been orally informed by the said owner that no such proceedings are pending in respect thereof . However there is no such register maintained either in police station , civil court or revenue office , from the inspection of which it can be ascertained as to whether any such proceedings are pending in respect of the subject land or any part thereof. As an abundant caution, the company can obtain an affidavit from the said owner to the effect that no such proceeding, as afore said are pending in respect of the subject land or any part their of.

h. PRIOR PERMISSION:

That no permission of any authority will be required before alienation, mortgaging or leasing out the above detailed agricultural land.

i. STATUS AS PER GIRDAWARI

That the latest jamabandi, girdawari stand in the name of ownership and cultivation and possession name of said owner, There is no requirement of any other document regarding specific possession over the land by the applicant.

CONCLUSION:

That M/s Ora Land and Housing Pvt Ltd as per Fard jama bandi for the year 2019-20 and mutation no 3951-3953- 3975-3980,4106,4141,4149 at revenue estste of Village-Hayatpur Tehsil Harsaru Distt. Gurugram and as per Fard jamabandi for the year 2016-17 and 2021-22 and mutation no 3249, 3352 at revenue estste of Village-Wazirpur Tehsil Harsaru Distt. Gurugram is the law full owners of subject land and had valid title for leased out/sale / mortgage the same to any one. Further mutation had already sanction in this regard. Now the above said owners are in lawful possession over the



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above said land bearing Rect no 34 Killa no 23/2(7-0), 24/1(0-11) Rect no 36 Killa no 4(1-14), 5/ 1(6-8), 6/1/2(4-13), 6/2(2-4), 7(2-6), 14/ 1(1-17), 15/ 1(4-11), 16/2/1(6-17), Rect no 37 Killa no 3/2(1-4), 4/1(3-12), 4/3(4-0), 5/1(6-7), 7 / 1(4-0), 7/ 3(1-8), 8/1 / 1(0-9), 8/1/2(2-9), 8/2/2(1-15), 11/1(7-12), 12/1 (4-8), 2/2/1(1-9), 13/1/ 1(1-2), 14/3/3-12), 20/ 3(2-0), 20/4(2-5) 21(4-11), 22(8-0), 23/2/1(0-10) total Field 29 land Measuring 98 kanal 14 Marla as per Fard jama bandi for the year 2019-20 and mutation no 3951-3953-3975-3980, 4106, 4141, 4149 at revenue estste of Village- Hayatpur Tehsil Harsaru Distt. Gurugram and Ret no 72 Killa no 2 3 / 2 / 1(0-10), 24/1(1-1), Rect no 83 Killa no 7/1(1-16), 13/2(5-16), 14/1(4- 0), 14/2(4-0), 6(1-19), 15(7-16) field 8 land Measuring 26 kanal 18 Marla as per Fard jama bandi for the year 2016-17 & 2021-22 and mutation no 3249, 3352 at revenue estste of Village-Wazirpur Tehsil Harsaru Distt. Gurugram in favour of M/s Ora land and Housing Pvt. Ltd. Add. J-10/5, DLF Phase -II, MG Road, Gurugram.

DISCLAIMER

This report has been given subject to the following restriction and presumptions:-

- That the scope of this report has been kept restricted to the title of the applicant in respect of the subject land and the revenue record have accordingly been examined.
- That while giving this report the under signed has relied upon the revenue record pertaining to the subject land has maintained in the office of concerned patwari and inspected by the undersigned while giving this report, the under signed has also insured that all the registered documents including , lease deed etc. sale ded i t ded relin sistet and d lease decided last thirteen years have duly been got registered in the office of concerned registrar.
- That's why giving this opinion the undersigned has pre-supposed that all the mutations have been duly got sanctioned after following the due procedure and after scrutiny of requisite d o c u m e n t , including the court decree where as applicable concerned revenue officials have been discharge their duties as per the prescribed procedure, their share have been correctly calculated and their due share has been made by the revenue officials after making proper measurement .


MAYANK RAGHAVA

Advocate & Solicitor