

SANDEEP CHOUDHARY

B.Com (H), ACS, LL.M.,
Advocate-On-Record
Supreme Court Of India

To,

Dated: 30.05.2024

M/s UV Land Base Pvt. Ltd.

Having its office at Plot No. 334, Sector 45,
Gurugram – 122003

Subject: Title Search Report regarding land bearing Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0) total admeasuring 63K 0M situated within revenue estate of Village Farukhnagar, Tehsil Farukhnagar, District Gurugram

Sir,

1. On the instructions of your office, undersigned perused the certified copies

of the following revenue record pertaining to the above noted land:

- i) Jamabandi year 1991 – 1992
- ii) Jamabandi year 1996 – 1997
- iii) Jamabandi year 2001 – 2002
- iv) Jamabandi year 2006 - 2007
- v) Jamabandi year 2011 – 2012
- vi) Jamabandi year 2016 – 2017
- vii) Jamabandi year 2021 – 2022
- viii) Mutation nos. 9029
- ix) Rapt No. 70 dated 24.02.2022
- x) Rapt No. 451 dated 12.04.2024



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- xi) Photocopy of Sale deed No. 4314 dated 6.01.2012
- xii) Photocopy of License No. 31 of 2024
- xiii) Record of Sub Registrar vide Receipt no. 99 dated 30.05.2024
- xiv) Copy of Non-Encumbrance Certificate dated 16.04.2024

2. As per Jamabandi year 1991-1992:

- i) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0)** total admeasuring **63K 0M** situated within revenue estate of **Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 434/408 khatauni no. 495 in the name of Ramdas, Rohtas, Rambir, Mahabir Sons of Chiranji S/o Chimanlal R/o Dundahera to the extent of $\frac{1}{4}$ share each.

3. As per Jamabandi year 1996 – 1997:

- ii) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0)** total admeasuring **63K 0M** situated within revenue estate of **Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 475/434 khatauni no. 523 in the name of Ramdas, Rohtas, Rambir, Mahabir Sons of Chiranji S/o Chimanlal R/o Dundahera to the extent of $\frac{1}{4}$ share each.



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4. As per Jamabandi year 2001-2002:

- i) Land bearing Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0) total admeasuring 63K 0M situated within revenue estate of Village Farukhnagar, Tehsil Farukhnagar, District Gurugram is recorded in Khewat no. 529/475 khatauni no. 570 in the name of Ramdas, Rohtas, Rambir, Mahabir Sons of Chiranji S/o Chimanlal R/o Dundahera to the extent of $\frac{1}{4}$ share each.

5. As per Jamabandi year 2006-07:

- iii) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0)** total **admeasuring 63K 0M situated within revenue estate of Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 566/529 khatauni no. 600 in the name of Ramdas, Rohtas, Rambir, Mahabir Sons of Chiranji S/o Chimanlal R/o Dundahera to the extent of $\frac{1}{4}$ share each.
- iv) Mutation No. 9029 sanctioned on 3.04.2012, the land comprised in the entire land comprised in Khewat No. 566 has been sold and transferred by Ramdas, Rohtas, Rambir, Mahabir Sons of Chiranji S/o Chimanlal to M/s U.B. Land Base Pvt. Ltd., 152, Kirtinagar,

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Sector 15, Gurgaon vide sale deed bearing Vasika No. 4314 dated 06.01.2012 for a total sale consideration of Rs. 4,68,56,250/-(Four Crore Sixty Eight Lakh Fifty Six Thousand Two Hundred Fifty only).

- v) As per Copy of Sale deed bearing Vasika No. 4314 dated 06.01.2012, Ramdas Yadav, Rohtash Singh, Rambir Singh, Mahabir Singh Sons of Chiranji Lal S/o Chimman Lal R/o Village Dundahera Tehsil & District Gurugram, sold and transferred the said land to M/s U V Land Base Private Limited having its office at 152, Kirti Nagar, Sector 15 Part 2, Gurgaon for a sale consideration of Rs. 4,68,56,250/-

6. As per Jamabandi year 2011-12:

- i) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0) 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0) total admeasuring 63K 0M situated within revenue estate of Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 672/566 khatauni no. 701 in the name of M.s U B Land Base Pvt. Ltd. – 152, Kirtinagar Sec-15, Gurgaon

7. As per Jamabandi year 2016-17:



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- i) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0)** total admeasuring **63K 0M** situated within revenue estate of **Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 784/672 khatauni no. 806 in the name of M/s U B Land Base Pvt. Ltd. – 152, Kirtinagar Sec-15, Gurgaon,
- ii) Vide Rapt No. 70 dated 24.02.2022 it was realized that the name of the owner is written as M/s U B Land Base Pvt. Ltd. instead of M/s U V Land Base Pvt. Ltd. and the same was allowed to corrected to M/s U V Land Base Pvt. Ltd.

8. As per Jamabandi year 2021-22:

- iii) Land bearing **Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0)** total admeasuring **63K 0M** situated within revenue estate of **Village Farukhnagar, Tehsil Farukhnagar, District Gurugram** is recorded in Khewat no. 956/784 khatauni no. 972 in the name of M/s U V Land Base Pvt. Ltd. - Plot No. 334, Sector 45, Gurgaon,
- iv) Vide Rapt No. 451 dated 12.04.2024 the License bearing No. 31/2024 being granted in favour of M/s UV Land Base Pvt. Ltd. Plot



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No. 334, Sector 45, Gurgaon by the office of Town and Country Planning Haryana is recorded.

9. As per Non-Encumbrance Certificate dated 16.04.2024, the said land is free from any kind of encumbrance.

10. That thereby, as per revenue record, out of the land bearing Rectangle no. 39 Killa No. 4(7-11), 5(7-11), 6(8-0), 7(8-0), 8(8-0), 9/1(2-16), 13/1(5-2), 14(8-0), 15(8-0) total admeasuring 63K 0M situated within revenue estate of Village Farukhnagar, Tehsil Farukhnagar, District Gurugram is in the ownership of M/s M/s U V Land Base Pvt. Ltd. - Plot No. 334, Sector 45, Gurgaon and the title of the said company to the respective lands is free and clear.

(The opinion herein expressed is based on the documents and records so perused, however, any latent defects cannot be ruled out. In case of the any clarifications the undersigned may be contacted.)

Yours respectfully,



Sandeep Choudhary

Advocate

P/1018-1A/2008