

REPORT No. TSR-34

OCTOBER 29, 2024

EMAAR INDIA LIMITED.

Having its regd. Office at Emaar Business
Park, Sikenderpur Chowk, Sector-28,
Gurugram-122002, Haryana.

Kind Attention. :- Mr. Kuldeep Singh Chauhan

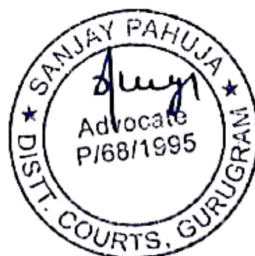
SUB : LEGAL OPINION-CUM TITLE SEARCH REPORT IN RESPECT OF LAND
ADMEASURING 48 KANAL 19 MARLA OR SAY 6.118 ACRES LAND
SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE NANGLI UMARPUR
SUB-TEHSIL BADSHAHPUR & DISTRICT GURUGRAM, HARYANA, READ
WITH LICENSE NO. 265 of 2007 ISSUED BY DTCP HARYANA, CHANDIGARH
UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO
RESIDENTIAL GROUP HOUSING COLONY UNDER THE OWNERSHIP OF -
M/S JUHI PROMOTERS PVT. LTD. AND M/S.GARLAND ESTATE PVT. LTD.
AND UNDER THE DEVELOPER -EMAAR MGF LAND PVT. LTD. NOW KNOWN
AS EMAAR INDIA LIMITED.

SIR,

As required and instructed by you, as per land details provided by you, I
have inspected, examined and scrutinized various documents and records
pertaining to the land mentioned above at the Office of Sub Registrar,
Badshahpur & Gurugram, concerned Halka Patwari of Village Nangli
Umarpur, Sub-tehsil Badshahpur and District Gurugram, District Revenue
Record Room Gurugram for ascertaining the status/title of the aforesaid land
under report. The details of the documents examined are given hereunder.

Based upon the aforesaid, search, inspection and examination of the
documents and record, and subsequent findings, I am of the opinion that:-

PROPERTY DETAILS AND PRESENT PROPERTY OWNERS



Page 1 of 8

- (1) KHEWAT NO. 105, KHATONI NO. 123, RECT NO. 19, KILLA NO. 15 (8-0) LAND ADMEASURING 8 KANAL 0 MARLA. [Property presently exclusively owned by M/s Garland Estate Pvt. Ltd]
- (2) KHEWAT NO. 144, KHATONI NO. 162, RECT NO. 18, KILLA NO. 23/1 MIN (0-2) LAND ADMEASURING 00 KANAL 02 MARLA. [Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]
- (3) KHEWAT NO. 166, KHATONI NO. 185, RECT NO. 18, KILLA NO. 11 (8-0), 12 MIN (4-0), 19 MIN (6-0), 20(8-0), 21/1(8-9), 22/1 MIN (6-8) LAND ADMEASURING 40 KANAL 17 MARLA. [Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]

TOTAL LAND ADMEASURING OF CLAUSE NO. 1 TO 3 COMES TO 48 KANAL 19 MARLA OR 6.118 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE NANGLI UMARPUR SUB-TEHSIL BADSHAHPUR & DISTRICT GURUGRAM, HARYANA AS PER JAMABANDI FOR THE YEAR 2022-2023 READ WITH LICENSE NO. 265 OF 2007 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY UNDER THE DEVELOPER-M/S JUHI PROMOTERS PVT. LTD. AND GARLAND ESTATE PVT. LTD.

DEVELOPER OF THE AFOESAID LAND UNDER REPORT

EMAAR MGF LAND PVT. LTD. NOW KNOWN AS EMAAR INDIA LIMITED.

DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED

Jamabandi for the year 2022-2023, 2017-2018, 2012-2013 and 2007-2008 and their mutations, rapats, sale deed etc.

I have carried out the upto date search for the period of last 15 years in the office of Sub-Registrar, Badshahpur & Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since the year of 2007-2008 with regard to the aforesaid land under report to verify the flow of title of the said land and my findings is given as herein follows: -

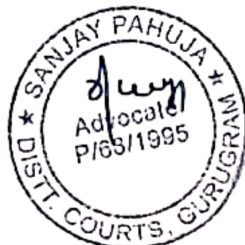
SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE

[For the land of clause no. (1)]

KHEWAT NO. 105, KHATONI NO. 123, RECT NO. 19, KILLA NO. 15 (8-0) LAND ADMEASURING 8 KANAL 0 MARLA. [Property presently exclusively owned by M/s Garland Estate Pvt. Ltd]



1. That the aforesaid owner under report i.e. **M/s Garland Estate Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (1) i.e. **RECT NO. 19, KILLA NO. 15 (8-0)** in the revenue record as per **Jamabandi for the year 2022-2023.**
2. That it is pertinent to mention here that aforesaid Owner- **M/s Garland Estate Pvt. Ltd.** has executed the Development/collaboration agreement with **M/s Emaar MGF Land Pvt. Ltd.** now known as **Emaar India Limited** vide Development/collaboration agreement dated 20.03.2007 read with amendment dt. 31.03.2007 & 31.12.2009 and also read with supplement agreement bearing vasika no. 3928 dated 14.05.2013 duly registered in the office of concerned Sub-Registrar District Gurugram.
3. That prior to this the aforesaid owner under report i.e. **M/s Garland Estate Pvt. Ltd.** has got the aforesaid land under report bearing **RECT NO. 19, KILLA NO. 15 (8-0)** to the extent of **7/10 share** from **M/s Progeny Buildcon Pvt. Ltd.** and also purchased **1/5 share** from **M/s Prezzie Buildcon Pvt. Ltd.** civil court decree bearing case no. 112/19.03.2010, decided on 29.03.2010 from the court of Sh. Pawan Kumar Civil Judge Gurugram and the same has been duly entered and mutated in the revenue record vide mutation no. 876 sanctioned on 10.07.2010.
4. That prior to this the aforesaid previous owners i.e. **M/s Progeny Buildcon Pvt. Ltd.-7/10 share, M/s Prezzie Buildcon Pvt. Ltd. -1/5 share** and **M/s Garland Estate Pvt. Ltd.-1/10 share** has been shown to be co- owners in possession of the aforesaid land mentioned above in clause no. (1) along with other land i.e. **RECT NO. 19, KILLA NO. 15 (8-0)** in the revenue record as per **Jamabandi for the year 2017-2018, beside this mutation no. 876 has also been reflected in the column of remarks in the aforesaid Jamabandi.**
5. That mutation no. 876 has already been explained above.
6. That prior to this the aforesaid previous owners i.e. **M/s Progeny Buildcon Pvt. Ltd.-7/10 share, M/s Prezzie Buildcon Pvt. Ltd. -1/5 share** and **M/s AT Properties Pvt. Ltd.-1/10 share** has been shown to be co- owners in possession of the aforesaid land mentioned above in clause no. (1) along with other land i.e. **RECT NO. 19, KILLA NO. 15 (8-0)** in the revenue record as per **Jamabandi for the year 2012-2013, beside this badar no. -14 has also been reflected in the column of remarks in the aforesaid Jamabandi.**



7. That badar no. 14 reveals that the name of the aforesaid previous owners i.e **M/s AT Properties Pvt. Ltd.-1/10 share** has been wrongly reflected as co-owner in the aforesaid Jamabandi as the **M/s AT Properties Pvt. Ltd.-1/10 share** has already sold the aforesaid land under report to **M/s Garland Estate Pvt. Ltd.-1/10 share** and the same has been mutated in the revenue record vide mutation no. 799 sanctioned on 09.02.2007, hence the same has been corrected vide badar no.-14 duly entered and sanctioned in the revenue record vide badar no.-14 allowed on 11.02.2019.
8. That prior to this the aforesaid previous owners i.e. **M/s Progeny Buildcon Pvt. Ltd.-7/10 share, M/s Prezzie Buildcon Pvt. Ltd. -1/5 share and M/s AT Properties Pvt. Ltd.-1/10 share** has been shown to be co- owners in possession of the aforesaid land mentioned above in clause no. (1) along with other land i.e. **RECT NO. 19, KILLA NO. 15 (8-0)** in the revenue record as per **Jamabandi for the year 2007-2008**.

Hence, the chain of the title is completed since the year of 2007-2008 to till date in all respects and no defect in title of the land at clause no. 1 above has been observed.

[For the land of clause no. (2)]

KHEWAT NO. 144, KHATONI NO. 162, RECT NO. 18, KILLA NO. 23/1 MIN (0-2) LAND ADMEASURING 00 KANAL 02 MARLA. [Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]

1. That the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land i.e. **RECT NO. 18, KILLA NO. 13(8-0), 18 (8-0), 23/1 (4-13), 23/3 (0-6) LAND ADMEASURING 20 KANAL 19 MARLA** in the revenue record as per **Jamabandi for the year 2022-2023, beside this mutation no. 1032 has also been reflected in the column of remarks in the aforesaid Jamabandi.**
2. That mutation no. 1032 reveals that aforesaid owner under report i.e **M/s Juhi Promoters Pvt. Ltd** has transferred the land bearing **RECT. NO. 18, KILLA NO. 23/3/2 (0-2) MEASURING 0 KANAL 2 MARLA** out of the **KILLA NO. 23/3(0-6)** in favour of **Executive Engineer –Dakshin Haryana Bijli Vitran Nigam Limited** vide **Transfer Deed bearing vasika no. 6317 dt. 23.08.2023** duly registered in the office of Joint Sub-Registrar Badshahpur Dist. Gurugram



and the same has been duly entered and mutated in the revenue record vide mutation no. 1032 sanctioned on 05.06.2024.

3. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land i.e. **RECT NO. 18, KILLA NO. 13(8-0), 18 (8-0), 23/1 (4-13), 23/3 (0-6) LAND ADMEASURING 20 KANAL 19 MARLA** in the revenue record as per Jamabandi for the year 2017-2018.
4. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land i.e. **RECT NO. 18, KILLA NO. 13(8-0), 18 (8-0), 23/1 (4-13), 23/3 (0-6) LAND ADMEASURING 20 KANAL 19 MARLA** in the revenue record as per Jamabandi for the year 2012-2013.
5. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land i.e. **RECT NO. 18, KILLA NO. 13(8-0), 18 (8-0), 23/1 (4-13), 23/3 (0-6) LAND ADMEASURING 20 KANAL 19 MARLA** in the revenue record as per Jamabandi for the year 2007-2008.

Hence, the chain of the title is completed since the year of 2007-2008 to till date in all respects and no defect in title of the land at clause no. 2 above has been observed.

[For the land of clause no. (3)]

KHEWAT NO. 166, KHATONI NO. 185, RECT NO. 18, KILLA NO. 11 (8-0), 12 MIN (4-0), 19 MIN (6-0), 20(8-0), 21/1(8-9), 22/1 MIN (6-8) LAND ADMEASURING 40 KANAL 17 MARLA. [Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]

1. That the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land i.e. **RECT NO. 18, KILLA NO. 11 (8-0), 12 (8-0), 19(8-0), 20(8-0), 21/1(8-9), 22/1(6-13) LAND ADMEASURING 47 KANAL 02 MARLA** in the revenue record as per Jamabandi for the year 2022-2023.



2. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land i.e. **RECT NO. 18, KILLA NO. 11 (8-0), 12 (8-0), 19(8-0), 20(8-0), 21/1(8-9), 22/1(6-13) LAND ADMEASURING 47 KANAL 02 MARLA** in the revenue record as per **Jamabandi for the year 2017-2018.**
3. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land i.e. **RECT NO. 18, KILLA NO. 11 (8-0), 12 (8-0), 19(8-0), 20(8-0), 21/1(8-9), 22/1(6-13) LAND ADMEASURING 47 KANAL 02 MARLA** in the revenue record as per **Jamabandi for the year 2012-2013.**
4. That prior to this the aforesaid owner under report i.e. **M/s Juhi Promoters Pvt. Ltd** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. 3) along with other land i.e. **RECT NO. 18, KILLA NO. 11 (8-0), 12 (8-0), 19(8-0), 20(8-0), 21/1(8-9), 22/1(6-13) LAND ADMEASURING 47 KANAL 02 MARLA** as per **Jamabandi for the year 2007-2008.**
5. That it is pertinent to mention here that aforesaid Owner-**M/s Juhi Promoters Pvt. Ltd.** of the aforesaid land of clause no. 2 & 3 has also executed the Development/collaboration agreement **with M/s Emaar MGF Land Pvt. Ltd. now known as Emaar India Limited** vide Development/collaboration agreement dated 10.02.2006 read with amendment dt. 31.03.2007.

Hence, the chain of the title is completed since the year of 2007-2008 to till date in all respects and no defect in title of the land at clause no. 3 above has been observed.

STATUS REGARDING NATURE OF LAND

That the present status of nature of land under report is Residential Group Housing Colony, but before License No. 265 of 2007 it was agricultural land.

STATUS TITLE

Thus, I have critically and minutely read, examined and analysed all the documents/ revenue records pertaining to the aforesaid properties detailed in this search report. No circumstances whatsoever have been observed by me so as to give rise to any



suspicious regarding the ownership, right, title and possession of the present property owners of the land mentioned above

STATUS ENCUMBRANCES

- (I) That I have thoroughly searched, inspected, examined and scrutinized the registration records in respect of the aforesaid land under search for the period of last 15 years, in the office of concerned Registrar and Sub-Registrar appointed under the Indian Registration Act. The voucher of the said search and examination fee paid by me in that behalf is attached hereto. (**copy of aforesaid voucher is attached hereto**).
- (II) That I have also thoroughly searched inspected, examined and scrutinized the revenue records regarding the aforesaid land under report in the office Halqa Patwari/ Revenue Record Room Gurugram from the period as already mentioned above.
- (III) That the search, inspection and examination conducted by me, have not disclosed any registered alienation, transfer, encumbrance, lien, mortgage or charge in respect of the aforesaid land as stated in Clause (1) to (3) above, which may affect or cast any sort of cloud on the right, title, ownership and possession of the aforesaid owners under report.
- (IV) That the registration records searched and examined by me show the present owner i.e aforesaid owners under report of the aforesaid land mentioned above in clause no. 1 to 3 to have a good and clear title and without any alienation, arrangement, lease, encumbrances, lien, mortgage or charges thereon by a registered deed.
- (V) That I have no interest, direct or indirect, in respect of the aforesaid land under report which I have made the search in the Registration and Revenue Records, nor have I any relationship, association or connection with the aforesaid owners under report, which may detect from the value of my report, as that an independent Legal Advisor in the present case.

OPINION

In my opinion,



IN MY OPINION, AS PER THE REVENUE AND REGISTRATION RECORD IN RESPECT OF THE AFORESAID LAND UNDER REPORT AS PER MY OBSERVATION MENTIONED ABOVE IN CHAIN OF TITLE;

THE BELOW MENTIONED OWNERS ARE THE LAWFUL OWNERS OF THE BELOW MENTIONED LAND UNDER SEARCH AND THEY HAVE VALID, CLEAR, ABSOLUTE, LEGAL AND MARKETABLE TITLE IN THE LAND BEARING ;

- (1) KHEWAT NO. 105, KHATONI NO. 123, RECT NO. 19, KILLA NO. 15 (8-0) LAND ADMEASURING 8 KANAL 0 MARLA. *[Property presently exclusively owned by M/s Garland Estate Pvt. Ltd]*
- (2) KHEWAT NO. 144, KHATONI NO. 162, RECT NO. 18, KILLA NO. 23/1 MIN (0-2) LAND ADMEASURING 00 KANAL 02 MARLA. *[Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]*
- (3) KHEWAT NO. 166, KHATONI NO. 185, RECT NO. 18, KILLA NO. 11 (8-0), 12 MIN (4-0), 19 MIN (6-0), 20(8-0), 21/1(8-9), 22/1 MIN (6-8) LAND ADMEASURING 40 KANAL 17 MARLA. *[Property presently exclusively owned by M/s Juhi Promoters Pvt. Ltd.]*

TOTAL LAND ADMEASURING OF CLAUSE NO. 1 TO 3 COMES TO 48 KANAL 19 MARLA OR 6.118 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE NANGLI UMARPUR SUB-TEHSIL BADSHAHPUR & DISTRICT GURUGRAM, HARYANA AS PER JAMABANDI FOR THE YEAR 2022-2023 READ WITH LICENSE NO. 265 OF 2007 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY UNDER THE OWNERSHIP OF -M/S JUHI PROMOTERS PVT. LTD. AND M/S.GARLAND ESTATE PVT. LTD. AND UNDER THE AFORESAID DEVELOPER -EMAAR MGF LAND PVT. LTD. NOW KNOWN AS EMAAR INDIA LIMITED.

Yours sincerely

for **Pahuja Law Associates**
For PAHUJA LAW ASSOCIATES

Sanjay Pahuja
Advocate, Gurugram
Enroll. No. P/68/1995

Enclosures

1. Copy of inspection record receipts.
2. Copy of Revenue Records