

DUE DILIGENCE AND TITLE REPORT

CARRIED OUT IN RESPECT OF LAND COMPRISED IN KHEWAT NO. 878/847, KHATONI NO. 933, RECT. NO. 42, KILLA NOS. 8/1/2(5-2), 9/1(6-7) & 10/1 (5-7), KITTAS 3, MEASURING 16 KANALS 16 MARLAS, SITUATED WITHIN REVENUE ESTATE OF VILLAGE HARSARU, TEHSIL HARSARU, DISTRICT GURUGRAM.

Prepared For:

M/s Walton Builders LLP

Land Owned By:

M/s Walton Builders LLP

Prepared By:

Sandeep Phogat Advocate

Dated: November 16, 2024



INTRODUCTION

We have been instructed to carry out a detailed due diligence and title search report in respect of Agricultural land admeasuring 16 Kanals 16 Marlas situated within revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram, Haryana, comprised in Khewat No. 878/847, detailed particulars of which have been provided in Section 2 of this report (hereinafter referred as the "**Property**").

In carrying out the title, encumbrance and other relevant searches, we have conducted physical searches of the records of Halqua Patwari of Village Harsaru and concerned Sub-Registrar Office, Harsaru, District Gurugram. The records of last thirty (30) years were searched of Halqua Patwari of Village Harsaru and concerned Sub-Registrar Offices, Harsaru & Gurugram, District Gurugram.

For purposes of preparing this title search report, we have relied upon the following documents (copies only):-

- ❖ Jamabandi for the year 1990-91 for Khewat No. 478/408
- ❖ Jamabandi for the year 2000-01 for Khewat No. 569/478
- ❖ Jamabandi for the year 2005-06 for Khewat No. 608/569
- ❖ Jamabandi for the year 2010-11 for Khewat No. 747/608
- ❖ Jamabandi for the year 2015-16 for Khewat No. 847/747
- ❖ Jamabandi for the year 2020-21 for Khewat No. 878/847
- ❖ Mutation No. 1943 dated 13.09.1991
- ❖ Mutation No. 3002 dated 17.06.2004
- ❖ Mutation No. 4949 dated 11.01.2019
- ❖ Mutation No. 5262 dated 24.11.2021
- ❖ Mutation No. 5474 dated 18.09.2023
- ❖ Rapat Rojnamcha No. 330 for the year 2013-14.
- ❖ Rapat Rojnamcha No. 350 for the year 2014-15.
- ❖ Rapat Rojnamcha No. 399 for the year 2016-17.
- ❖ Rapat Rojnamcha No. 298 for the year 2020-2021.
- ❖ Rapat Rojnamcha No. 1461 for the year 2023-2024.



**OBSERVATIONS, DESCRIPTION OF PROPERTY ON THE TITLE DUE DILIGENCE
REPORT**

1. DEFINITIONS

Unless the context herein otherwise provides and apart from the terms which may be defined elsewhere in this Report, the following terms shall have the meanings ascribed to them below:

- (i) **"Report"** means this report on observations on the Title DDR.
- (ii) **"Property"** means Agricultural land admeasuring 16 Kanals 16 Marlas situated within revenue estate of Village Harsaru, Tehsil Harsaru District Gurugram.
- (iii) **"Title DDR"** means the title Due Diligence and Title report dated November 14th 2024.

2. DESCRIPTION OF PROPERTY:

Agricultural land situated within the revenue estate of Village Harsaru, Tehsil Harsaru, District Gurugram and comprised in

Khewat No. 878/847, Khatoni no. 933, Rect. No. 42, Killa Nos. 8/1/2(5-2), 9/1(6-7) & 10/1 (5-7), Kittas 3, measuring 16 Kanals 16 Marlas, Situated Within Revenue Estate of Village Harsaru, Tehsil Harsaru, District Gurugram.

3. REGISTRATION AND SCRUTINY OF DOCUMENTS:-

A search was carried out in the Office of Sub Registrar, Harsaru & Gurugram as well as the records of Halqua Patwari of Village Harsaru, Tehsil Harsaru, District Gurugram for the past 25 years in respect to the abovementioned Property and after due considerations certify and provide details as under:

- From the perusal of revenue records, it appears from the Jamabandi for the year 1990-91 of Village Harsaru, Tehsil Harsaru, District Gurugram that Jhandu Singh & Jainarain Sons of Jai Gopal son of Dhani Ram (2/3 share), Suresh Chand, Satya Parkash and



Dharampal sons of Ramnath son of Jai Gopal (1/3 share), out of 1/2 share of the total land and Jagdish Lal son of Bishan Das (remaining 1/2 share), residents of Village Harsaru, Tehsil Harsaru, District Gurugram, were owner of land which was inclusive of Rect. No. 42, Killa Nos. 7(8-0), 8(8-0), 9(8-0), 10 (8-0), 11(8-0), 12(8-0), 13(8-0) & 14/1(3-16), Kittas 8, total measuring 59 Kanals 16 Marlas.

- It appears from the Mutation No. 1943 dated 13.09.1991 of Village Harsaru, Tehsil Harsaru, District Gurugram that the said land was partitioned and Jhandu Singh & Jainarain Sons of Jai Gopal son of Dhani Ram (2/3 share), Suresh Chand, Satya Parkash and Dharampal sons of Ramnath son of Jai Gopal (1/3 share), Village Harsaru, Tehsil Harsaru, District Gurugram (out of 1/2 share of the total land), were owners of land which was inclusive of Rect. No. 42, Killa Nos. 7/2(2-2), 11(8-0), 12(8-0), 13(8-0) & 14/1(3-16), Kitta 5, total measuring 29 Kanals 18 Marlas and Jagdish Lal son of Bishan Das (remaining 1/2 share), resident of Village Harsaru, Tehsil Harsaru, District Gurugram, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas respectively.
- Again, it appears from the Jamabandi for the year 2000-01 of Village Harsaru, Tehsil Harsaru, District Gurugram that Jagdish Lal son of Bishan Das, resident of Village Harsaru, Tehsil Harsaru, District Gurugram, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas.
- Thereafter, out of the said land, the land inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas, was sold out by Jagdish Lal son of Bishan Das (1/2 share), resident of Village Harsaru, Tehsil Harsaru, District Gurugram to Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain, resident of B-7/7, Safdarjung Enclave, New Delhi, vide Sale Deed bearing Vasika No. 5526 dated 10.06.2004 and Mutation No. 3002 dated 17.06.2004 respectively.
- Thereafter, it appears from the Jamabandi for the year 2005-06 of Village Harsaru, Tehsil Harsaru, District Gurugram that Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain,



resident of B-7/7, Safdarejung Enclave, New Delhi, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas.

- Again, it appears from the Jamabandi for the year 2010-11 of Village Harsaru, Tehsil Harsaru, District Gurugram that Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain, resident of B-7/7, Safdarejung Enclave, New Delhi, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas.
- Also, it appears from the Jamabandi for the year 2015-16 of Village Harsaru, Tehsil Harsaru, District Gurugram that Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain, resident of B-7/7, Safdarejung Enclave, New Delhi, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8(8-0), 9(8-0) & 10 (8-0), Kittas 4, total measuring 29 Kanals 18 Marlas.
- Thereafter out of the said land, the land inclusive of Rect. No. 42, Killa Nos. 8min (0-11), 9/1min(1-13) & 10min(2-13), Kittas 3, land measuring 4 Kanal 17 Marlas out of total measuring 49 Kanals 17 Marlas, was acquired by the Land Acquisition Collector, Haryana Urban Development Authority, Gurugram, for developing Sector Roads of Sectors 88A, 88B, 89A, 89B, 95A, 95B & 99A, vide Rapat Rojnamcha Nos. 330 for the year 2013-14, 350 for the year 2014-15, & 399 for the year 2016-17 respectively. Mutation No. 4949 dated 11.01.2019 was also sanctioned in favour of HSVP, Gurugram in this regard.
- As per Rapat Rojnamcha No. 298 for the year 2020-2021, Mutation No. 4949 dated 11.01.2019 was mentioned in the revenue records.
- It appears from the Jamabandi for the year 2020-21 of Village Harsaru, Tehsil Harsaru, District Gurugram that Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain, resident of B-7/7, Safdarejung Enclave, New Delhi, was owner of land which was inclusive of Rect. No. 42, Killa Nos. 7/1(5-18), 8/1(7-9), 9/1(6-7) & 10/1(5-7), Kittas 4, total measuring 25 Kanals 1 Marla.



- Thereafter, Dr. Sunita Wife of Arvind Gupta & D/o Sh. M.K. Jain, resident of B-7/7, Safdarejung Enclave, New Delhi, transferred the land bearing Rect. No. 42, Killa Nos. 7/1(5-18), 8/1(7-9), 9/1(6-7) & 10/1(5-7), Kittas 4, total measuring 25 Kanals 1 Marla, to Deepak Jain S/o Sh. M.K. Jain, resident of D-1/A, Green Park (Main), New Delhi, vide Transfer Deed bearing Vasika No. 5535 dated 26.10.2021 and Mutation No. 5262 dated 24.11.2021.
- Again, it appears from Mutation No. 5474 dated 18.09.2023 of Village Harsaru, Tehsil Harsaru, District Gurugram that Deepak Jain S/o Sh. M.K. Jain, resident of D-1/A, Green Park (Main), New Delhi, has sold the land bearing Rect. No. 42, Killa Nos. 8/1/2(5-2), 9/1(6-7) & 10/1(5-7), Kittas 3, total measuring 16 Kanals 16 Marlas, to M/s Walton Builders LLP, having its registered office at Plot No. 151-P, Sector-52, Gurugram, vide Sale Deed No. 3810 dated 10.08.2023.
- As per Rapat Rojnamcha No. 1461 for the year 2023-2024, M/s Walton Builders LLP, having its registered office at Plot No. 151-P, Sector-52, Gurugram, have mortgaged the land bearing Rect. No. 42, Killa No. 9/1min(0-13) for a sum of Rs.218.602 Lakh with the Director, Town & Country Planning Haryana, Chandigarh.
- As per the revenue record provided, M/s Walton Builders LLP, having its registered office at Plot No. 151-P, Sector-52, Gurugram, is absolute owner and in possession of land comprised in Khewat No. 878/847, Khatoni No. 933, Rect. No. 42, Killa Nos. 8/1/2(5-2), 9/1(6-7) & 10/1(5-7), Kittas 3, total measuring 16 Kanals 16 Marlas, Situated Within Revenue Estate of Village Harsaru, Tehsil Harsaru, District Gurugram, upon which the Company has applied for grant of license for setting up Commercial Plotted Colony and the Director, Town & Country Planning Haryana, Chandigarh, has issued LOI bearing Memo No. LC-5237/JE (SK)/2024/5565 dated 13.02.2024 in favour of M/s Walton Builders LLP in this regard.

4. ENCUMBRANCES



We have not found any intimation/order which in any manner indicates that the Property is encumbered or that there exists any injunction orders restraining transfer of Property or creating third party interests in respect of the Property.

5. LEGAL/LITIGATION:

We have not come across any litigation concerning the said Property/land.

6. CONCLUSION

On the basis of the aforesaid inspection and verification made by us and on the perusal of the documents supplied to us, the above mentioned owner has acquired a legal, valid and marketable title to the said Property as detailed herein above.

We trust this clarifies the position.

Warm regards,

Sandeep Phogat
Advocate

SANDEEP PHOGAT ADVOCATE

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