

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mail: anurag_raghav@rediffmail.com

Report No.AR-48/24

Date 28.10.2024

To

M/s Brahma City Pvt. Ltd.

SUB : LEGAL OPINION-CUM-TITLE SEARCH REPORT IN RESPECT OF LAND FALLING
IN :-

- A. Khewat No.62 Khata no.64 Rect. No.24 Kila No.23(8-0), 24(8-0), 25/1(2-0) filed 3 total measuring 18 Kanal 0 marla.
- B. Khewat No. 617 Khata No. 651 Rect. No. 27 Killa No. 3(8-0), 4(8-0), 5/1(2-6), 6/3(2-6), 7(8-0), 8/1(7-12), 13/2(7-16), 14(8-0), 15/3(6-7), field 9 total measuring 58 Kanal 7 Marla.
- C. Khewat No.629 Khata no.663 Rect. No.24 Kila No.12/2(6-11) Field 1 total measuring 6 Kanal 11 marla.
- D. Khewat No.668 Khata no.706 Rect. No.24 Kila No.8/2(1-3), 13/2(7-19), 14/1(4-0) field 3 total measuring 13 Kanal 2 marla situated within the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram.

PRESENT PROPERTY OWNER:

Property mentioned above in Clause-A is presently owned by M/s Foray Propbuild Pvt. Ltd. to the extent of 80/453 share i.e 3 Kanal 3 marla 5 sarsai, M/s Fondant Propbuild Pvt. Ltd. to the extent of 40/453 share i.e 1 Kanal 11 marla 7 sarasi, M/s Seriel Buildtech Pvt. Ltd. to the extent of 38/453 share i.e 1 Kanal 10 marla 2 sarsai, M/s Garland Estates Pvt. Ltd. to the extent of 2/453 share i.e 0 Kanal 1 marla 5 sarsai, M/s Legend Buildcon Pvt. Ltd. to the extent of 53/453 share i.e 2 Kanal 2 marla 1 sarsai **however the aforesaid share is under**

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collaboration agreement vide MOU dated 2nd June 2017 with M/s Brahma City Pvt. Ltd. and hence their rights in the land are subject to collaboration agreement.

Property mentioned above in **Clause-B** is presently owned and possessed by M/s Brahma City Pvt. Ltd. measuring 58 Kanal 7 marla.

Property mentioned above in **Clause-C** is presently owned and possessed by M/s Brahma City Pvt. Ltd. measuring 06 Kanal 11 marla.

Property mentioned above in **Clause-D** is presently owned and possessed by M/s Brahma City Pvt. Ltd. measuring 13 Kanal 2 marla.

DOCUMENTS EXAMINED:-

Jamabandi from the year 2019-20, 2014-15, 2009-10 and their mutations

I have carried out the upto date search for the period of last 15 years in the office of Sub-Registrar, Gurgaon & Badshahpur and also record of concerned Halqua Patwari since the year 2009-10 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2009-10

The flow of title for the land mentioned in Clause-A since year 2009-10 is as under:-

That M/s Foray Propbuild Pvt. Ltd. to the extent of 80/453 share i.e 3 Kanal 3 marla 5 sarsai, M/s Fondant Propbuild Pvt. Ltd. to the extent of 40/453 share i.e 1 Kanal 11 marla 7 sarasi, M/s Seriel Buildtech Pvt. Ltd. to the extent of 38/453 share i.e 1 Kanal 10 marla 2 sarsai, M/s Garland Estates Pvt. Ltd. to the extent of 2/453 share i.e 0 Kanal 1 marla 5 sarsai, M/s Legend Buildcon Pvt. Ltd. to the extent of 53/453 share i.e 2 Kanal 2 marla 1 sarsai are recorded as owners of land falling in Khewat no.51 Khata no.54 Rect. No.24 Kila

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no.23(8-0), 24(8-0), 25/1(2-0) field 3 total measuring 18 Kanal in jamabandi for the year 2009-10.

That M/s Foray Propbuild Pvt. Ltd. to the extent of 80/453 share i.e 3 Kanal 3 marla 5 sarsai, M/s Fondant Propbuild Pvt. Ltd. to the extent of 40/453 share i.e 1 Kanal 11 marla 7 sarasi, M/s Seriel Buildtech Pvt. Ltd. to the extent of 38/453 share i.e 1 Kanal 10 marla 2 sarsai, M/s Garland Estates Pvt. Ltd. to the extent of 2/453 share i.e 0 Kanal 1 marla 5 sarsai, M/s Legend Buildcon Pvt. Ltd. to the extent of 53/453 share i.e 2 Kanal 2 marla 1 sarsai are recorded as owners of land falling in Khewat no.54 Khata no.56 Rect. No.24 Kila no.23(8-0), 24(8-0), 25/1(2-0) field 3 total measuring 18 Kanal in jamabandi for the year 2014-15.

That M/s Foray Propbuild Pvt. Ltd. to the extent of 80/453 share i.e 3 Kanal 3 marla 5 sarsai, M/s Fondant Propbuild Pvt. Ltd. to the extent of 40/453 share i.e 1 Kanal 11 marla 7 sarasi, M/s Seriel Buildtech Pvt. Ltd. to the extent of 38/453 share i.e 1 Kanal 10 marla 2 sarsai, M/s Garland Estates Pvt. Ltd. to the extent of 2/453 share i.e 0 Kanal 1 marla 5 sarsai, M/s Legend Buildcon Pvt. Ltd. to the extent of 53/453 share i.e 2 Kanal 2 marla 1 sarsai, are recorded as owners of land falling in Khewat no.62 Khata no.64 Rect. No.24 Kila no.23(8-0), 24(8-0), 25/1(2-0) field 3 total measuring 18 Kanal in jamabandi for the year 2019-20.

That vide rapat no.481 dt.18-09-19 the licence has been granted for construction of Housing Colony.

The flow of title for the land mentioned in Clause-B since year 2009-10 is as under:-

That M/s Brahma City Pvt. Ltd. has purchased the land to the extent of 71/389 share i.e. 10 Kanal 13 Marla from M/s Sun City Buildcon Pvt. Ltd. vide Sale Deed Vasika No. 12645 dated 05.12.2023. The mutation of the same has been sanctioned vide Mutation No. 4032 dated 19.12.2023.

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That M/s Suncity Buildcon Pvt. Ltd. has purchased the land to the extent of 71/389 share i.e. 10 Kanal 13 Marla from M/s Jai Kishan Promoters & Builders Pvt. Ltd. vide Sale Deed Vasika No. 11044 dated 11.01.2022. The mutation of the same has been sanctioned vide Mutation No. 3810 dated 25.02.2022.

That M/s Jai Kishan Promoters & Builders Pvt. Ltd. has acquired the land to the extent of 71/389 share i.e. 10 Kanal 13 Marla from M/s Brahma City Pvt. Ltd. vide order of Sh. Ashok Sangwan, Commissioner Gurgaon passed in case No. 39404142 dated 30.07.2020. The mutation of the same has been sanctioned vide Mutation No. 3704 dated 02.02.2021.

That M/s Brahma City Pvt. Ltd is recorded as exclusive owner of land falling in khewat no. 617 as per jamabandi for the year 2019-20.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 536 (jamabandi year 2014-15) to the extent of 6/389 share measuring 00 kanal 18 marla from M/s Jai Kishan Promoters & Builders Pvt. Ltd. 6/389 share vide sale deed vasika no.5655 dt.20.12.2017. The mutation of the same has been duly sanctioned vide mutation no.3525 dt.02.02.2018.

That M/s Brahma City Pvt. Ltd 383/389 share & M/s Jai Kishan Promoters & Builders Pvt. Ltd. 6/389 share are recorded as owner of the land in Jamabandi for the year 2014-15.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 441 (jamabandi year 2009-10) to the extent of 213/1167 share measuring 10 kanal 13 marla from Kuldeep S/o Ajit Singh & Amit Kumar S/o Ram Chander vide sale deed vasika no.5097 dt. 24.05.2013. The mutation of the same has been duly sanctioned vide mutation no. 3242 dt. 25.09.2014.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 441 (jamabandi year 2009-10) to the extent of 480/1167 share measuring 24 kanal 00 marla from Vidhi @ Budhi S/o Harbans vide sale deed vasika no.18144 dt.

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30.10.2012. The mutation of the same has been duly sanctioned vide mutation no. 3146 dt. 18.04.2013.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 441 (jamabandi year 2009-10) to the extent of 160/1167 share measuring 8 kanal 00 marla from Lakhi S/o Parshadi vide sale deed vasika no.17167 dt. 18.10.2012. The mutation of the same has been duly sanctioned vide mutation no. 3135 dt. 11.02.2013.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 441 (jamabandi year 2009-10) to the extent of 24/1167 share measuring 01 kanal 04 marla from Sahab Singh S/o Ram Swaroop vide sale deed vasika no.18118 dt. 30.10.2012. The mutation of the same has been duly sanctioned vide mutation no. 3133 dt. 11.02.2013.

That the aforesaid owner namely M/s Brahma City Pvt. Ltd has purchased land falling in khewat no. 441 (jamabandi year 2009-10) to the extent of 272/1167 share measuring 13 kanal 12 marla from Manbir - Jagbir sons Buche 201/1167 share, Khushi Ram S/o Harbans 71/1167 share vide sale deed vasika no.18139 dt. 30.10.2012. The mutation of the same has been duly sanctioned vide mutation no. 3132 dt. 11.02.2013.

That land falling in khewat no.325(jamabandi year 2004-05 total area 88 K 00 M) has been partitioned in case no.212/tehsil decided on 22-01-08 and land falling in Rect. No. 27 Killa No. 3(8-0), 4(8-0), 5/1(2-6), 6/3(2-6), 7(8-0), 8/1(7-12), 13/2(7-16), 14(8-0), 15/3(6-7), total measuring 58 Kanal 7 Marla has fallen in share of Khushi Ram Son 71/1167 share, Rajbir-Jagbir sons Buche 201/1167 share, Lakhi S/o Parshadi 160/1167 share, Budhi S/o Gabdu 480/1167 share, Sahab Singh S/o Ram Swaroop 24/1167 share, M/s Jai Kishan Promoters & Builders Pvt. Ltd. 18/1167 share, Kuldeep S/o Ajit Singh 142/1167, Amit Kumar S/o Ram Chander 71/1167 share. The mutation of the same has been sanctioned vide mutation no.2864 dt.25-05-09.

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That vide rapat no.431 dt.20-11-23 the land acquisition proceedings vide entered vide rapat no.848 dt.09-06-09 & 949 dt.09-06-10 has been dropped.

That vide rapat no.855 dt.01-04-22 the entry vide rapat no.879 dt.27-03-15 has been cancelled on 05-12-23.

That mutation no.3132-3133-3135-3146-3242-3525-3704-3810 have been shown in jamabandi for year 2019-20 till 2009-10 and are concerned with aforesaid owners and have been discussed above.

The flow of title for the land mentioned in Clause-C since year 2009-10 is as under:-

That Tejpal-Rajpal- OmParkash-Beer Singh sons, Smt.Rajjo-Prem-Bhagwati daughters Pyare Lal are recorded as owners of land falling in Khewat No.451 Khata no.494 Rect. No.24 Kila No.12(8-0) measuring 8 Kanal in jamabandi for the year 2009-10.

That land falling in Rect. No.24 Kila No.12/1(1-9) has been acquired by the state of Haryana for public purposes and land falling in Rect. No.12 Kila No.12/2(6-11) measuring 6 Kanal 11 marla has been left with the owners. The mutation of the same has been sanctioned vide mutation no.3198 dt.13-02-14.

That OmParkash-Beer Singh sons, Smt.Rajjo-Prem-Bhagwati daughters Pyare Lal have sold the land falling in Rect. No.24 Kila No.12/2(6-11) measuring 6 Kanal 11 marla to the extent of 5/7th share 4 Kanal 13 marla 5 sarsai to M/s Brahma City Pvt. Ltd. vide sale deed bearing vasika no.885 dt.09-04-13. The mutation of the same has been sanctioned vide mutation no.3205 dt.12-03-14.

That Tejpal-Rajpal sons have sold the land falling in Rect. No.24 Kila No.12/2(6-11) measuring 6 Kanal 11 marla to the extent of 2/7th share 1 Kanal 17 marla 4 sarsai to M/s Brahma City Pvt. Ltd. vide sale deed bearing vasika no.27247 dt.22-02-13. The mutation of the same has been sanctioned vide mutation no.3206 dt.12-03-14.

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That M/s Brahma City Pvt. Ltd. is recorded as owners of land falling in Khewat No.547 Khata no.582 Rect. No.24 Kila No.12/2(6-11) measuring 6 Kanal 11 marla in jamabandi for the year 2014-15.

That M/s Brahma City Pvt. Ltd. is recorded as owners of land falling in Khewat No.629 Khata no.663 Rect. No.24 Kila No.12/2(6-11) measuring 6 Kanal 11 marla in jamabandi for the year 2019-20.

That mutation no. 3198-3205-3206 have been shown in jamabandi for year 2019-20 till 2009-10 and are concerned with aforesaid owners and have been discussed above.

The flow of title for the land mentioned in Clause-D since year 2009-10 is as under:-

That Siriya-Sirichand-DuliChand-Sahajram-Jaipal-Madan Lal sons Bansi are recorded as owners of land falling in khewat no.480 Khata no.528 Rect. no.24 Kila no.8(8-0), 13(8-0), 14/1(4-0) field 3 total measuring 20 Kanal 0 marla in jamabandi for the year 2009-10.

That land falling in Rect. No.24 Kila No.8/1(6-17), 13/1(0-1) has been acquired by the state of Haryana for public purposes and land falling in Rect. No.24 Kila No.8/2(1-3), 13/2(7-19) measuring 09 Kanal 02 marla has been left with the owners. The mutation of the same has been sanctioned vide mutation no.3198 dt.13-02-14.

That Siriya-Sirichand-DuliChand-Sahajram-Jaipal-Madan Lal sons Bansi have sold the land falling in Rect. No.24 Kila No.8/2(1-3), 13/2(7-19), 14/1(4-0) measuring 13 Kanal 02 marla to M/s Brahma City Pvt. Ltd. vide sale deed bearing vasika no.17216 dt.18-10-12. The mutation of the same has been sanctioned vide mutation no.3209 dt.12-03-14.

That M/s Brahma City Pvt. Ltd. is recorded as owners of land falling in Khewat No.585 Khata no.624 Rect. No.24 Kila No.8/2(1-3), 13/2(7-19), 14/1(4-0) measuring 13 Kanal 02 marla in jamabandi for the year 2014-15.

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That M/s Brahma City Pvt. Ltd. is recorded as owners of land falling in Khewat No.668 Khata no.706 Rect. No.24 Kila No.8/2(1-3), 13/2(7-19), 14/1(4-0) measuring 13 Kanal 02 marla in jamabandi for the year 2019-20.

That mutation no. 3198-3209 have been shown in jamabandi for year 2019-20 till 2009-10 and are concerned with aforesaid owners and have been discussed above.

Hence, chain of title is completed in all respects.

REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence, **M/s Foray Propbuild Pvt. Ltd. , M/s Fondant Propbuild Pvt. Ltd , M/s Seriel Buildtech Pvt. Ltd. , M/s Garland Estates Pvt. Ltd. , M/s Legend Buildcon Pvt. Ltd. & M/s Brahma City Pvt. Ltd** are the lawful owner/co-owner of the aforesaid land mentioned in **clause A to D** under report and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of its shares. **however the land mentioned in clause A is under collaboration agreement vide MOU dated 2nd June 2017 with M/s Brahma City Pvt. Ltd. and hence rights of owners in the land are subject to collaboration agreement**

REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Badshahpur & Gurgaon by way of inspection of all foot notes as well as index register of the registered instrument of the

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aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

OPINION

In my opinion, **M/s Foray Propbuild Pvt. Ltd. , M/s Fondant Propbuild Pvt. Ltd , M/s Seriel Buildtech Pvt. Ltd. , M/s Garland Estates Pvt. Ltd. , M/s Legend Buildcon Pvt. Ltd. & M/s Brahma City Pvt. Ltd** are competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and have valid, clear, absolute and marketable title in the aforesaid land mentioned in **clause A to D** under report to the extent of their aforesaid share **however the land mentioned in clause A is under collaboration agreement vide MOU dated 2nd June 2017 with M/s Brahma City Pvt. Ltd. and hence rights of owners in the land are subject to collaboration agreement**

Yours sincerely


Anurag Raghav
Advocate, Gurgaon


ANURAG RAGHAV
Advocate
(E. No. P-1320-A/2003)

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Badshahpur & Gurugram
2. Certified copy of Jamabandi for the year 2019-20 & its mutation

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AR-48/24

Dated:28-10-24

CERTIFICATE OF COURT SEARCH

I have inspected the records of District courts of Gurgaon i.e Civil Courts and Revenue courts for last 5 yrs to till date in respect of the following land:-

- A. Khewat No.62 Khata no.64 Rect. No.24 Kila No.23(8-0), 24(8-0), 25/1(2-0) filed 3 total measuring 18 Kanal 0 marla.
- B. Khewat No. 617 Khata No. 651 Rect. No. 27 Killa No. 3(8-0), 4(8-0), 5/1(2-6), 6/3(2-6), 7(8-0), 8/1(7-12), 13/2(7-16), 14(8-0), 15/3(6-7), field 9 total measuring 58 Kanal 7 Marla.
- C. Khewat No.629 Khata no.663 Rect. No.24 Kila No.12/2(6-11) Field 1 total measuring 6 Kanal 11 marla.
- D. Khewat No.668 Khata no.706 Rect. No.24 Kila No.8/2(1-3), 13/2(7-19), 14/1(4-0) field 3 total measuring 13 Kanal 2 marla situated within the revenue estate of Village Maidawas, Tehsil Badshahpur, District Gurugram of **M/s Foray Propbuild Pvt. Ltd. , M/s Fondant Propbuild Pvt. Ltd , M/s Seriel Buildtech Pvt. Ltd. , M/s Garland Estates Pvt. Ltd. , M/s Legend Buildcon Pvt. Ltd. & M/s Brahma City Pvt. Ltd.**

After a through search I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.


ANURAG RAGHAV
Advocate
(E. No. P-1320-A/2003)

Your's Sincerely


[ANURAG RAGHAV]
ADVOCATE

(Office copy)

B Book Receipt for Non Registration Purpose

28-10-2024

No:18804

Sub Register Office :गुरुग्राम

Date :28-10-2024

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2008-2018** resident of Adv GGm
sum of Rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

28-10-2024

No:18804

Sub Register Office :गुरुग्राम

Date :28-10-2024

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2008-2018** resident of Adv GGm
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

(Second party copy)

B Book Receipt for Non Registration Purpose

28-10-2024

No:18804

Sub Register Office :गुरुग्राम

Date :28-10-2024

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2008-2018** resident of Adv GGm
sum of rs **fifteen**
on account of **Inspection** charges.

Rs.15

(Incharge)

सब रजिस्ट्रार
गुरुग्राम.

(Office copy)

B Book Receipt for Non Registration Purpose

28-10-2024

No:2897

Sub Register Office :बादशाहपुर

Date :28-10-2024

Received with Thanks from ANURAG RAGHAV ADV YEAR 2017-24 resident of Gurgaon sum of Rs ten on account of Inspection charges.

Rs.10

(Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

28-10-2024

No:2897

Sub Register Office :बादशाहपुर

Date :28-10-2024

Received with Thanks from ANURAG RAGHAV ADV YEAR 2017-24 resident of Gurgaon sum of rs ten on account of Inspection charges.

Rs.10

(Incharge)

(Second party copy)

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28-10-2024

No:2897

Sub Register Office :बादशाहपुर

Date :28-10-2024

Received with Thanks from ANURAG RAGHAV ADV YEAR 2017-24 resident of Gurgaon sum of rs ten on account of Inspection charges.

Rs.10

(Incharge)

