
Title Search Report of Property
at
Villages Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana.

17th day of January, 2025

Submitted by:



Sameer Jain, Advocate

Chamber No. 129, Shaheed Bhagat Singh Block,
District Courts, Gurgaon, Haryana

INTRODUCTION: -

I understand that presently MODGEN DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and existing under the Companies Act, 2013, (hereinafter referred to as "**the Company**") has hired me to give Title Search Report of the below mentioned property. The Company has engaged the undersigned to search and examine all that piece and parcel of land placed in: -

Rectangle No. 42, Killa Nos. 10(2-6), 11(1-4), 26(1-4), Rectangle No. 43, Killa Nos. 15(0-7), situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana;

Total field nos. 4, total measuring 5 Kanal 1 Marla i.e. 0.631 Acres, as more particularly described in the Chapter II of this Report (hereinafter referred to as the "Said Land**").** At the request of the said Company, I have conducted a search on the title of the said Land owned by the Company.

(A) General Scope of Work

The scope of the investigation involved the search of the title of the Company over the Said Land by causing searches to be taken including at the offices of concerned Sub-Registrar and Patwari. The search was taken on the basis of number of years, how the said Land was acquired by the respective owners/companies, devolution of title, encumbrances and whether the Company has a clear and marketable title thereto.


(B) Methodology

Based upon the aforementioned scope of work, I have perused various documents and conducted searches at various offices as stated in this Report.

(C) Scope Limitation

The scope of our review is limited by the following general parameters:

1. I have assumed that the documents perused by us are copy(ies) of the original version(s).
2. To the extent possible, I have relied upon documents and records provided to me by the said Company.
3. I have also conducted searches at various offices as stated in the Report.
4. The Report is solely for the use of the said Company.


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CHAPTER I: GLOSSARY

Term	Meaning
Intakal	Means mutation records.
Jamabandi	Means record of rights.
Acre	1 Acre = 8 Kanals
Kanal	A denomination which is used in the State of Haryana for measurement of land, 1 Kanal = 20 Marla = 605 Sq. Yards.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi.
Khata/Khatoni	Means revenue records in particular ledger / account book.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustatil	Means Rectangle.
Patwari	Means the Government employee who keeps all the accounts connected with the land of one or more villages.
Term	Meaning



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CHAPTER II (DETAILS OF PROPERTY)

All that piece and parcel of licensed land admeasuring 5 Kanal 1 Marla i.e. 0.631 Acres, situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana. The undersigned was furnished the following details of the land and in particular the Rectangle and Killa number and area of land as mentioned below, based on which the title search was carried out.

Village	Tehsil and District	State	Rect. No.	Killa No.	Area (Kanal-Marla)
Badshahpur	Tehsil Badshahpur, District Gurugram	Haryana	42	10	2-6
				11	1-4
				26	1-4
			43	15	0-7
		Total		4 fields	5 K - 1M
				Say	0.631 Acres



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CHAPTER III: OBSERVATIONS AND CONCLUSION

On the basis of the documents perused and searches made by me at the office of the concerned Sub Registrar and Patwari on 17.01.2025, I record my observations hereunder.

3.A History of devolution of title on the present owner giving chain in title of

As per proper scrutiny and survey of the land records with the Patwari/Revenue Record Keeper, it is revealed that Jamabandi of Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, for the year 2020-21 is available. The Jamabandi(s) for the year 2020-21 itself reflects the mutation numbers indicating the change in ownership till date. The Jamabandi's for the said relevant year(s) till date and the mutation numbers (mentioned in the Jamabandi's) indicating the change in ownership till present date and have been discussed below.


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(1) **Khewat/Khata No. 343 for the year 2020-21.**

(1.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 42, Killa Nos. 10(7-18), 11(6-13), Rectangle No. 43, Killa No. 15(3-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana**, is discussed below as follows:

JAMABANDI:


S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	343	348	2020-21	Rectangle No. 42, Killa Nos. 10(7-18), 11(6-13), Rectangle No. 43, Killa No. 15(3-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Unising Projects Private Limited, at Community Center, Saket, New Delhi;	Self
(ii)	300	304	2015-16	Rectangle No. 42, Killa Nos. 10(7-18), 11(6-13), Rectangle No. 43, Killa No. 15(3-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Unising Projects Private Limited, at Community Center, Saket, New Delhi;	Pramod Kumar son of Anand Prakash from Kharif 1964 till Rabi 2063;
(iii)	274	287	2010-11	Rectangle No. 42, Killa Nos. 10(7-18), 11(6-13), Rectangle No. 43, Killa No. 15(3-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Unising Projects Private Limited, at Community Center, Saket, New Delhi;	Pramod Kumar son of Anand Prakash from Kharif 1964 till Rabi 2063;


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(1.2) **MUTATIONS & RAPATS:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 42, Killa Nos. 10(7-18), 11(6-13), Rectangle No. 43, Killa No. 15(3-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows: -

S. No.	Mutation No.	Description of Mutation
(i)	9971	The Lease upon the said land from Pramod Kumar son of Sh. Anand Parkash, was cancelled and the land falls to the ownership and possession of <u>Unising Project Private Limited, Community Centre, Saket, New Delhi</u> , vide a Cancellatin of Lease Deed bearing Vasika No. 16540 dated 17.11.2005. This mutation was sanctioned on 15.04.2017.
	Status of ownership/ possession after Mutation No. 9971	<u>Unising Project Private Limited, Community Centre, Saket, New Delhi became owner in possession of the said land.</u>
(ii)	10074	The name of Unising Project Private Limited have ben changed to QNS Facility Management Private Limited, vide the orders of the Office of Corproate Affairs, Gurugram, vide Letter No. U74140DL1996PTC079711. This mutation was sanctioned on 08.10.2017.
	Status of ownership/ possession after Mutation No. 10074	<u>QNS Facility Management Private Limited, Community Centre, Saket, New Delhi became owner in possession of the said land.</u>
(iii)	10148	QNS Facility Management Private Limited sold the said land to <u>Red Parks Pvt. Ltd., 114, Ansal Chamber II, 6 Bhikaji Cama Place, New Delhi</u> , vide a Sale Deed bearing Vasika No. 2876 dated 11.08.2017. This mutation was sanctioned on 12.09.2017.
	Status of ownership/ possession after Mutation No. 10148	<u>Red Parks Pvt. Ltd., 114, Ansal Chamber II, 6 Bhikaji Cama Place, New Delhi became owner of the said land.</u>
(iv)	12214	Red Parks Pvt. Ltd., 114, Ansal Chamber II, 6 Bhikaji Cama Place, New Delhi sold the said land to <u>Modgen Developers Private Limited, Sector 65, Gurgaon</u> , vide a Sale Deed bearing Vasika No. 10501 dated 08.12.2022. This mutation was sanctioned on 22.12.2022.
	Status of ownership/ possession after Mutation No. 12214	<u>Modgen Developers Private Limited, Sector 65, Gurgaon became owner of the said land.</u>


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(2) **Khewat/Khata No. 352 for the year 2020-21.**

(2.1) **JAMABANDI:**

The land details shown in Jamabandi(s) with respect to the **Rectangle No. 42, Killa No. 26(1-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana**, is discussed below as follows:

JAMABANDI:


S. No.	Khewat No.	Khatauni No.	Jamabandi for the year	Details of Land (as per jamabandi)	Persons recorded as owner(s)	Person recorded in possession as cultivator
(i)	352	357	2020-21	Rectangle No. 42, Killa No. 26(1-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Pramod Kumar son of Anand Prakash to the extent of 7/9 share; Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal to the extent of 2/9 share;	Pramod Kumar son of Mohan Lal
(ii)	305	309	2015-16	Rectangle No. 42, Killa No. 26(1-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Pramod Kumar son of Anand Prakash to the extent of 7/9 share; Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal to the extent of 2/9 share;	Pramod Kumar son of Mohan Lal
(iii)	279	292	2010-11	Rectangle No. 42, Killa No. 26(1-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana	Pramod Kumar son of Anand Prakash to the extent of 7/9 share; Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal to the extent of 2/9 share;	Pramod Kumar son of Mohan Lal


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(2.2) MUTATIONS & RAPATS:

The Mutations and Rapats in respect of **Rectangle No. 42, Killa No. 26(1-7), situated in Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana, (said land)** reflected in the Jamabandi are discussed below as follows:


S. No.	Mutation No.	Description of Mutation
(i)	Rapat No. 846 dated 09.06.2009	The said land bearing Rect. No. 42, Killa No. 26(1-4) is part and parcel of Land Acquisition Proceedings Under Section 4 of LAC Act.
	Status of ownership/ possession after Rapat No. 846	<u><i>Pramod Kumar son of Anand Prakash remained owner in possession to the extent of 7/9 share in the said land;</i></u> <u><i>Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal remained owner in possession to the extent of 2/9 share in the said land;</i></u>
(ii)	12152	Lease on the said Land was cancelled and the possession of the said land was passed back to the owners in terms of a Cancellation of Lease bearing Vasika No. 7825 dated 04.10.2022, before the Sub Registrar, Badshapur, Gurgaon. This mutation was sanctioned on 15.12.2023.
	Status of ownership/ possession after Mutation No. 12152	<u><i>Pramod Kumar son of Anand Prakash remained owner in possession to the extent of 7/9 share in the said land;</i></u> <u><i>Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal remained owner in possession to the extent of 2/9 share in the said land;</i></u>
(iii)	12215	Pramod Kumar son of Anand Prakash transferred his 7/9 th share in the said land in favour of his son, <u>Aman Bajaj son of Pramod Kumar alias Pramod Kumar Bajaj</u> , vide a Transfer Deed bearing Vasika No. 11218 dated 23.12.2022, before the Sub Registrar, Badshapur, Gurgaon. This mutation was sanctioned on 28.12.2022.
	Status of ownership/ possession after Mutation No. 12215	<u><i>Aman Bajaj son of Pramod Kumar alias Pramod Kumar Bajaj became owner in possession to the extent of 7/9 share in the said land;</i></u> <u><i>Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal remained owner in possession to the extent of 2/9 share in the said land;</i></u>
(iv)	12625	Lease on the said Land was cancelled and the possession of the said land was passed back to the owners in terms of a Cancellation of Lease bearing Vasika No. 7825 dated 04.10.2022, before the Sub Registrar, Badshapur, Gurgaon. This mutation was sanctioned on 15.12.2023.
	Status of ownership/ possession after Mutation No. 12625	<u><i>Aman Bajaj son of Pramod Kumar alias Pramod Kumar Bajaj remained owner in possession to the extent of 7/9 share in the said land;</i></u> <u><i>Motiram, Shivshankar sons and Smt. Santosh kumari daughter and Smt. Sharbati Devi widow of Dindayal remained owner in possession to the extent of 2/9 share in the said land;</i></u>
(v)	12633	Smt. Santosh Kumari daughter of Dindayal died on 15.10.1985 and her 1/18 th share in the said land got devolved upon natural succession in favour of her mother, <u>Smt. Sharbati Devi widow of Dindayal</u> , vide a Rapat Roznamcha No. 562 dated 14.12.2023. This mutation was sanctioned on 22.12.2023.
	Status of ownership/	<u><i>Smt. Sharbati Devi widow of Dindayal became owner in possession to the extent of 1/9 share in the said land;</i></u>


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	possession after Mutation No. 12633	<i>Motiram and Shivshankar sons of Dindayal remained owner in possession to the extent of 1/9 share in the said land; Aman Bajaj son of Pramod Kumar alias Pramod Kumar Bajaj remained owner in possession to the extent of 7/9 share in the said land;</i>
(vi)	12637	Aman Bajaj son of Pramod Kumar alias Pramod Kumar Bajaj sold his 7/9 th share in the said land to Modgen Developers Private Limited, Sector 65, Gurgaon, vide a Sale Deed bearing Vasika No. 13587 dated 19.12.2023, before the Sub Registrar, Badshahpur, Gurugram. This mutation was sanctioned on 22.12.2023.
	Status of ownership/ possession after Mutation No. 12637	<u><i>Modgen Developers Private Limited, Sector 65, Gurgaon became owner in possession to the extent of 7/9 share in the said land;</i></u> <i>Smt. Sharbati Devi widow of Dindayal remained owner in possession to the extent of 1/9 share in the said land; Motiram and Shivshankar sons of Dindayal remained owner in possession to the extent of 1/9 share in the said land;</i>
(vii)	12644	Smt. Sharbat Devi widow of Dindayal died on 21.12.1991 and her 1/9 th share in the said land got devolved upon natural succession in favour of her sons, <u>Motiram and Shivshankar sons of Smt. Sharbati Devi widow of Dindayal</u> , vide a Rapat Roznamcha No. 571 dated 15.12.2023. This mutation was sanctioned on 22.12.2023.
	Status of ownership/ possession after Mutation No. 12644	<u><i>Motiram and Shivshankar sons of Dindayal became owner in possession to the extent of 2/9 share in the said land;</i></u> <i>Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession to the extent of 7/9 share in the said land;</i>
(viii)	12648	Motiram son of Dindayal died on 18.10.1993 and his 1/9 th share in the said land got devolved upon natural succession in favour of his legal heirs i.e. <u>Anil Agarwal and Rajender Agarwal sons of Motiram son of Dindayal</u> , vide a Rapat Roznamcha No. 576 dated 18.12.2023. This mutation was sanctioned on 28.12.2023.
	Status of ownership/ possession after Mutation No. 12648	<u><i>Anil Agarwal and Rajender Agarwal sons of Motiram son of Dindayal became owners in possession of 1/9th share in the said land;</i></u> <i>Shivshankar son of Dindayal remained owner in possession to the extent of 1/9 share in the said land; Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession to the extent of 7/9 share in the said land;</i>
(ix)	12650	Shivshankar son of Dindayal died on 20.03.2007 and his 1/9 th share in the said land got devolved upon natural succession in favour of his legal heirs i.e. <u>Smt. Rajkumari Gupta widow and Sanjay Gupta son of Shivshankar</u> , vide a Rapat Roznamcha No. 603 dated 20.12.2023. This mutation was sanctioned on 28.12.2023.
	Status of ownership/ possession after Mutation No. 12650	<u><i>Smt. Rajkumari Gupta widow and Sanjay Gupta son of Shivshankar became owner in possession of 1/9th share in the said land;</i></u> <i>Anil Agarwal and Rajender Agarwal sons of Motiram son of Dindayal remained owners in possession of 1/9th share in the said land; Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession to the extent of 7/9 share in the said land;</i>
(x)	12653	Smt. Rajkumari Gupta widow of Shivshankar died on 02.02.2019 and her 1/18 th share in the said land got devolved upon natural succession in favour of her legal heirs i.e. <u>Sanjay Gupta son of Shivshankar</u> , vide a Rapat Roznamcha No. 610 dated 21.12.2023. This mutation was sanctioned on 18.01.2024.


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	Status of ownership/ possession after Mutation No. 12653	<u>Sanjay Gupta son of Shivshankar became owner in possession of 1/9th share in the said land;</u> Anil Agarwal and Rajender Agarwal sons of Motiram son of Dindayal remained owners in possession of 1/9 th share in the said land; Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession to the extent of 7/9 share in the said land;
(xi)	12654	Rajender Agarwal son of Motiram son of Dindayal died on 02.09.2016 and his 1/18 th share in the said land got devolved upon natural succession in favour of his legal heirs i.e. <u>Sandhya Agrawal widow and Prateek Agarwal son of Rajender Agarwal</u> , vide a Rapat Roznamcha No. 618 dated 22.12.2023. This mutation was sanctioned on 18.01.2024.
	Status of ownership/ possession after Mutation No. 12654	<u>Sandhya Agrawal widow and Prateek Agarwal son of Rajender Agarwal became owners to the extent of 1/18th share in the said land;</u> Sanjay Gupta son of Shivshankar remained sowner in possession of 1/9 th share in the said land; Anil Agarwal son of Motiram son of Dindayal remained owners in possession of 1/18 th share in the said land; Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession to the extent of 7/9 share in the said land;
(xii)	12659	Anil Agarwal son of Motiram son of Dindayal sold his 1/18 th share, Sanjay Gupta son of Shivshankar sold his 1/9 th share, Sandhya Agrawal widow and Prateek Agarwal son of Rajender Agarwal sold their 1/18 th share (i.e total 2/9 share) in the said land to <u>Modgen Developers Private Limited, Sector 65, Gurgaon</u> , vide a Sale Deed bearing Vasika No. 16269 dated 30.01.2024, before the Sub Registrar, Badshahpur, Gurugram. This mutation was sanctioned on 16.02.2024.
	Status of ownership/ possession after Mutation No. 12659	<u>Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession of the said land;</u>
(xii)	Rapat No. 1016 dated 12.04.2024	Through this Rapat, Land Acquisition Proceedings upon the said land vide Sec. 4 & 6 of LAC Act, as discussed above in Rapat No. 46 dated 09.06.2009 has been dropped and the said land becomes free from any land acquisition proceedings or notices.
	Status of ownership/ possession	<u>Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession of the said land;</u>
(xii)	Rapat No. 1629 dated 26.08.2024	Through this Rapat, the nature of the present land is changed from Agricultural to Licensed.
	Status of ownership/ possession	<u>Modgen Developers Private Limited, Sector 65, Gurgaon remained owner in possession of the said license land;</u>


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B. NATURE OF LAND


The nature of land as it appears from the Revenue Record for the year 2020-21 is showing as waste and agricultural, whereas LOI bearing Memo No. LC-5319/PA(SK)/2024/ 22119 dated 18.07.2024, pursuant to which a License bearing No. 90 of 2024 (hereinafter referred to as the "License") has been issued by the Director, Town and Country Planning Department, Haryana, Chandigarh ("DTCP") to the Company in respect of the said Land. It can be said that the said land has been converted for Mixed Land Use Colony. The said License has been issued to the Company, for the development, construction and sale of the same after developing the said land with common amenities and facilities, falling in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurugram, in the State of Haryana, upon compliance with the terms and conditions set-forth therein.

C. CONCLUSION

Subject to my observations & on the basis of documents reviewed and the searches made at the office of concerned Sub-Registrar on 17.01.2025 and Patwari by me and the online search being conducted, I opine that the said Companies viz. **Modgen Developers Private Limited**, (hereinafter called Company), is the sole and absolute owners of the said Licensed Land situated in the revenue estate of Village Badshahpur, Tehsil Badshahpur, District Gurugram, in the State of Haryana. The said Company has a free, clear and marketable devolution title in respect of the said Land, as stated above.

- i. Certified true copy (**Annexure 'A'**):
 - Jamabandi for the period 2020-21, bearing Khewat No. 343, Khatouni No. 348; Khewat No. 352, Khatouni No. 357; falling in Village Badshahpur, Tehsil Badshahpur, District Gurugram Haryana.
 - Jamabandi for the period 2015-16, bearing Khewat No. 300, Khatouni No. 304; Khewat No. 305, Khatouni No. 309; falling in Village Badshahpur, Tehsil Badshahpur, District Gurugram Haryana.
 - Jamabandi for the period 2010-11, bearing Khewat No. 274, Khatouni No. 287; Khewat No. 279, Khatouni No. 292; falling in Village Badshahpur, Tehsil Badshahpur, District Gurugram Haryana.
- ii. Certified true copy of Mutation Nos. 12214, 12637 and 12659 of Village Badshahpur, Tehsil Badshahpur, District Gurugram, Haryana and Mutation Nos. 3346, 3429 and 3430 of Village Fazilpur Jharsa, Tehsil Badshahpur, District Gurugram, Haryana, recording transfer of land in favour of the said Company. (**Annexure 'B'**);
- iii. Certified true copy of registered Sale Deeds bearing Vasika No. 10501 dated 08.12.2022, 13587 dated 19.12.2023 and 16269 dated 30.01.2024, Cancellation of Lease Deeds bearing Vasika No. 17042 dated 16.02.2024 and 17679 dated 28.02.2024, in favour of the said Company (**Annexure 'C'**);
- iv. Attested Copy of License No. 90 of 2024 bearing Endst. No. LC-5319/PA(SK)/2024/ 22119 dated 18.07.2024 valid upto 17.07.2029 (**Annexure 'D'**)
- v. Non-Encumbrance Certificate (NEC) pertaining to the land owned by the said Company issued by the Tehsildar, Badshahpur, Gurugram, Haryana (**Annexure 'E'**).

Regards,


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