

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

Dated: 25.01.2025

TITLE SEARCH REPORT


Pursuant to the instructions received from SPJ Properties Private Limited (CIN: U70109DL2021PTC391005) having its registered office at UGF-6 Antriksh Bhawan 22, K.G Marg, Connaught Place, New Delhi – 110001 ("Client"), this exercise has been conducted on the basis of the documents and information furnished by SPJ Properties Private Limited regarding the current ownership of Land and its verifications/inspections of Land admeasuring 4.15625 i.e., 6 bigha 13 Biswa situated at in the revenue estate of Village Gurgaon Gaon Tehsil & District Gurugram, Haryana (hereinafter referred to as "Land")

The brief background of the Land is as follows:

Initially, M/s Nirula Brothers Pvt. Ltd. Purchased Total land 6 Bigha 13 Biswa by way of Three Sale Deeds i.e Land Comprised in Khasra No. 4234/1747(2-17-0) vide Sale deed bearing No.1579 dated 26.09.1961 from Smt. Dharmo Bewa and Sh. Ram Lal R/o Gurugram. Thereafter M/s Nirula Brothers Pvt. Ltd purchased a land Comprised in Khasra No. 5416/4228/1741(0-9-0) vide sale deed bearing no.2039 dated 27.02.1962 from Sh.Tulsi Ram S/o Pandit Bhagat ram R/o Village Sehrol, Gurugram. Thereafter M/s Nirula Brothers Pvt. Ltd purchased

Page 1 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085
Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

a land Comprising in Khasra No. 4235/1747(3-7-0) vide sale deed bearing no. 195 dated 23.05.1962 from Sh. Narain Das S/o Sh. Jhangi Ram R/o New Colony Gurugram. Thereafter the ownership of M/s Nirula Brothers was entered in the Revenue Record of Village, Gurgaon Gaon.


Thereafter, the name of M/s Nirula Brothers Pvt. Ltd was changed to M/s NIBRO Ltd. Thereafter name change of Company M/s Nirula Brothers Pvt. Ltd. to M/s NIBRO Ltd. updated in Revenue record by Mutation No.5965 dated 06.05. 1974. It is relevant to mention here that the total Jand of 6 Bigha and 13 Biswa, earlier owned by M/s NIBRO Ltd was in three Khasras i.e in One Khasra having 0-Bigha and 9 Biswa in Second Khasra 2 Bigha and 17 Biswa and in Third Khasra having 3 Bigha and 7 Biswa. That said 9 Biswa land was in joint -khewat having additional land owned by other co-shares and therefore, Partition/ Taksim took place and a separate/individual Kahtoni was created for said 9 Biswa of land owned by M/s NIBRO Ltd. vide Mutation No. 39949.

Thereafter, M/s NIBRO Ltd sold the present question vide registered sale deed bearing Vasika bearing no. 12579 dated 02.02.2023 registered with the office of Sub-registrar Gurugram in favour of M/s

Page 2 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi - 110085

Office Address - B - 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi - 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay

Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

SPJ Properties Pvt. Ltd. Thereafter, Mutation bearing No 69927 was sanctioned and entered in Revenue Record in favour of M/s SPJ Properties Pvt.Ltd. Since then, M/s SPJ Properties Pvt. Ltd. is the valid owner of above said land which is free from all sorts of encumbrances and has valid, clear and marketable title over the land.

This report encompasses my findings, comments and observations emergent from the conduct of this exercise which has been prepared for and is addressed to SPJ Properties Private Limited for its use only. Further, my liability to SPJ Properties Private Limited with regard to this Report shall only be restricted to the professional fee received from SPJ Properties Private Limited with regard to the preparation of this Title Search Report. This Title Search Report has been submitted for the benefit of SPJ Properties Private Limited and all third parties must undertake their own title due diligence before entering into any contract or arrangement with SPJ Properties Private Limited.


A. SCOPE OF WORK / METHODOLOGY

In consonance with the instructions of the Client, this exercise encompasses the followings:

Page 3 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085

Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91 8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

- (i) Review of the current title documents in respect of the land provided by SPJ Properties Private Limited
- (ii) Inspection of the Records of Rights (Jamabandi, mutations etc.) to ascertain, amongst others the present title and ownership of specific land parcels with appropriate mutations.

B. EXCEPTIONS

- (i) The search/inspection of the records for the ascertainment of registered encumbrances in relation to the land has been conducted of, and to the extent of, records made available. No comments or observation can be made on exigency which may be reflected, emergent or contained in the missing/unavailable/ damaged records.

Ordinarily, any acquisition of land by the government under the Land Acquisition Act and stages of acquisition, if any, are reflected in the Land Revenue Records, however, there may be an instance where such reflection has been left out on various accounts. Therefore, this is not a full-proof mechanism of determination of land acquisition. Furthermore, there are several other statutes which may empower certain authorities

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

to acquire lands. The Exercise bears no reflection or indication of any such process and proceedings. In conclusion, this Title Search Report only indicates acquisition as may be emerging from the Record of Rights (Jamabandi) and may not be construed as a full proof mechanism of determination of any land acquisition.

- (ii) This exercise does not encompass search/inspection in any courts, judicial authorities or dispute resolution forums to identify any litigation or similar proceeding that may be pending in respect of the Land.
- (iii) In the course of inspection of the Revenue Records (Jamabandi) to identify the current recorded title status, I have detailed the entered mutations recording transactions in respect of the Land or any part thereof. Where the mutations have been affected by way of or in pursuance to an order from the revenue authorities, civil courts, partition between the parties and any other forum, no evaluation has been conducted in respect of finality of such order, the pendency of any challenge/proceedings etc. No evaluation of finality of

Page 5 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi - 110085

Office Address - B - 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi - 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91 8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

mutation or the completeness of process relating to effecting the mutation has been conducted.


- (iv) This exercise does not encompass comments on the completeness of the documentation provided by SPJ Properties Private Limited relating to the Land as detailed in this Title Search Report.
- (v) The verification exercise detailed in this is based upon the verifications conducted up-to 25.01.2025.
- (vi) This exercise is limited to the extent of land title due diligence based on sale deeds maintained by SPJ Properties Private Limited and corresponding revenue records maintained in the office of patwari of the concerned villages.

C. ASSUMPTIONS

- (i) With reference to documents examined in this exercise, all parties to the documents or signatories mentioned in such documents are within their legal and valid capacity and powers to execute and deliver such documents and such executions are binding on the parties thereto.

Page 6 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085
Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay

Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

- (ii) All the documents are binding on the parties thereto and that there are no facts or circumstances in existence and no events have occurred which render the documents void or voidable, or repudiated or revoked or frustrated, or capable of rescission for any reason, and in particular without limitation by reason of the lack of consideration, influence, coercion, duress, default, fraud or misrepresentation;
- (iii) The genuineness of all signatures, the authenticity of all documents submitted to us are true, complete and accurate;
- (iv) Information provided in this Title Search Report is subject to change, based on any additional information that may be received subsequent to the date of this Report.

D. REPRESENTATION BY SPJ PROPERTIES PRIVATE LIMITED

- (i) The Land-Owned by SPJ Properties Private Limited.
- (ii) The Land or any part thereof is not impacted by any proceeding under the applicable land ceiling laws. SPJ Properties Private Limited is in (and has at all times been in) absolute compliance with all applicable land ceiling laws.

Page 7 of 12
Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085
Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91 8470886032

Priyadarshini Upadhyay

Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

The description of the Land emergent from the review of documents furnished by SPJ Properties Private Limited is as follows-

Lands ad-measuring 4.15625 acres situated in the revenue estate of Village Gurgaon Gaon Tehsil & District Gurugram, Haryana. Gurugram subject matter of License No. 101 of 2024 dated 29.07.2024. The verification exercise of this Title Search Report has been conducted keeping the description stated below as the basis of lands to one particular license.

E. REFERENCE

Re:	Investigation of Title – Land admeasuring 4.15625 i.e., 6 bigha 13 Biswa situated at in the revenue estate of Village Gurgaon Gaon Tehsil & District Gurugram, Haryana.
-----	---


We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

Land Schedule

Page 8 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085

Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

Sr. No.	Khewat No.	Khatoni No.	Khasra No.	Kita	Area
1	3382	4583	4234/1747 (2- 17-0)	2	6 Bigha 4 Biswa
2	3522	4828/4411	5416/4228/1741 (0-9-0)	1	0 Bigha 9 Biswa
Total Land Area					6 Bigha 13 Biswa

F. DOCUMENTS PERUSED/INSPECTED:

I have perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

- i) Jamabandi of Village Gurgaon Gaon for last 30 years, Jamabandi for the year 1996 – 1997 to 2023 – 2024.

Page 9 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085
Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91 8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

- ii) Mutations related to above-noted land.
- iii) Registration record, Index register & Foot - note register.

**G. OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS
AND THE SEARCHES MADE IN DIFFERENT OFFICES**

I have been provided copies of the following Sale Deed and Revenue Records effecting the transfer /conveyance of title of land in favour of SPJ Properties Private Limited.

Sale Deed No.	Dated	Bigha	Biswa	Area (Acres)
12579	02.02.2023	6	13	4.15625

Further, On the basis of the documents provided to me and perused by me and searches made by me, My observations in respect of the said Land are stated hereunder:

The above-mentioned sale deed effect unconditionally transfer/ conveyance the title of the lands forming part of the sale deed from the prior owner(s) in favour of SPJ Properties Private Limited.


COMMENTS:

On the basis of the Search and examination of registration record, including Index register revenue records from Halqua Patwari, I am

Page 10 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085

Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D-1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

of the firm opinion that the title of the above said land is clear and marketable in favour of SPJ Properties Private Limited.

H. INSPECTION IN THE CIVIL COURT AT GURUGRAM

That I have conducted electronic search at <https://districts.ecourts.gov.in/gurgaon> jurisdictional court of said Land at District Court Gurgaon, during inspection I have found that no civil case is pending and disposed in the Court of Gurgaon on 2020, 2021, 2022, 2023 and 2024 against or by SPJ Properties Private Limited.

CONCLUSION:

After pursuing/reviewing the entire records and observations made herein, it can be safely presumed and concluded that currently, SPJ Properties Private Limited hold good and valid title/ownership of aforesaid Land admeasuring 4.15625 acres situated in the revenue estate of Village Gurgaon Gaon Tehsil & District Gurugram, Haryana. Gurugram subject matter of License No. 101 of 2024 dated 29.07.2024.

My Report and information contained herein are based on the subject to assumption that the records and documents inspected, and

Page 11 of 12

Chamber Address - Chamber No. 425, Lawyer's Chamber Block, Rohini Court, Delhi – 110085

Office Address - B – 102, 1st Floor, Chander Shekar Marg, Gali No. 9, Shalimar Bagh, New Delhi – 110088


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No:- D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob:- +91-8470886032

Priyadarshini Upadhyay
Advocate

Mob: +91-8470886032 Email: darshini.priya968@gmail.com

information given to us by the concerned officers and representatives of the Company are correct and authentic.

This is subject to my other observations made hereinabove in the Report.


PRIYADARSHINI
Advocate (LL.B., LL.M.)
Enrollment No - D/1176/2012
B-102, Gali No.9, Max Hospital Road
Shalimar Bagh, Delhi-110088
Email:- darshini.priya968@gmail.com
Mob - +91-8470886032

Priyadarshini Upadhyay
Advocate