

VIKAS BHARDWAJ

ADVOCATE

E. No. : D/1521/01

Chamber :

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TO WHOMSOEVER CONCERN

October 24, 2024

Sub.: Legal Opinion in respect to land measuring 219 kanal and 17 marla i.e. 27.48125 acres comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 11/3 (1-11), 12/2 (2-10), 19/2 (0-9), 19/3 (1-4), 19/4 (1-19), rectangle No. 1 killa Nos. 15/1 (1-7), 15/4 (2-10), 16/1 (1-11), 16/2 (1-17), rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), rectangle No. 2, killa Nos. 13 (2-4), 15/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), 19/5 (1-1), 20 (8-0), 21/1 (2-9), rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0), rectangle No. 2, Killa Nos. 19/1 (1-7), 12/5 (0-7), 12/1 (0-18), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), 15/2 (1-6), 14/2 (1-12), 17/2 (5-2), 24/2/2 (5-19), 16/5 (2-8), 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), 24 (6-18), rectangle No. 132, killa Nos. 1/2 (2-2), 2 (8-0), 9 (1-7), 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

Sir,

1. Immovable Property :

Land measuring 219 kanal and 17 marla i.e. 27.48125 acres comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 11/3 (1-11), 12/2 (2-10), 19/2 (0-9), 19/3 (1-4), 19/4 (1-19), rectangle No. 1 killa Nos. 15/1 (1-7), 15/4 (2-10), 16/1 (1-11), 16/2 (1-17), rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), rectangle No. 2, killa Nos. 13 (2-4), 15/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), 19/5 (1-1), 20 (8-0), 21/1 (2-9), rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0) rectangle No. 2, Killa Nos. 19/1 (1-7), 12/5 (0-7), 12/1 (0-18), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), 15/2 (1-6), 14/2 (1-12), 17/2 (5-2), 24/2/2 (5-19), 16/5 (2-8), 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), 24 (6-18), rectangle No. 132, killa Nos. 1/2 (2-2), 2 (8-0), 9 (1-7), 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

2. Documents Examined :

- i) Original Sale Deed executed by S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal in favour of M/s Vertex Land and Housing Pvt. Ltd. and M/s Bluejays Realtech Pvt. Ltd. which is registered as document No. 7392 on 19.06.2008, in the office of Sub-Registrar, Gurgaon.
- ii) Original Sale Deed executed by M/s Vertex Land and Housing Pvt. Ltd. in favour of M/s Bluejays Realtech Pvt. Ltd. which is registered as document No. 19368 on 04.12.2008, in the office of Sub-Registrar, Gurgaon.
- iii) Original Sale Deed executed by S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly in favour of M/s Bluejays Realtech Pvt. Ltd. which is registered as document No. 1410 on 13.09.2012, in the office of Sub-Registrar, Gurgaon.
- iv) Original Sale Deed executed by S/Sh. Ram Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh in favour of M/s Vertex Land and Housing Pvt. Ltd. and M/s Bluejays Realtech Pvt. Ltd. which is registered as document No. 7308 on 19.06.2008, in the office of Sub-Registrar, Gurgaon.
- v) Original Sale Deed executed by Sh. Mahender Singh s/o Sh. Kanwar Singh in favour of M/s Bluejays Realtech Pvt. Ltd. as document No. 2433 on 08.02.2013, in the office of Sub-Registrar, Manesar.
- vi) Original Sale Deed executed by Sh. Khushi Ram s/o Sh. Ganga Sahai, S/Sh. Ram Phool, Balender, Vijay Pal ss/o Sh. Kanwar Singh and Smt. Galla w/o Sh. Kanwar Singh in favour of M/s Vertex Land and Housing Pvt. Ltd. and M/s Bluejays Realtech Pvt. Ltd. registered as document No. 7326 on 19.06.2008, in the office of Sub-Registrar, Gurgaon.
- vii) Original Sale Deed executed by Sh. Khushi Ram in favour of M/s Vertex Land and Housing Pvt. Ltd. and M/s Bluejays Realtech Pvt. Ltd. registered as document No. 7391 on 19.06.2008, in the office of Sub-Registrar, Gurgaon.
- viii) Original Sale Deed executed by Smt. Kailash, Laxmi dd/o Sh. Kanwar Singh in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 94 on 19.04.2010, in the office of Sub-Registrar, Manesar.
- ix) Original Sale Deed executed by Smt. Rasta w/o Sh. Preetam Singh in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 499 on 10.06.2011, in the office of Sub-Registrar, Manesar.

- x) Original Sale Deed executed by Sh. Bulla Ram s/o Sh. Mukh Ram and Sh. Satbir s/o Sh. Sultan Singh in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 1440 on 18.09.2012, in the office of Sub-Registrar, Manesar.
- xi) Original Sale Deed executed by Sh. Ram Kishan s/o Sh. Amar Singh in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 1707 on 26.10.2012, in the office of Sub-Registrar, Manesar.
- xii) Original Sale Deed executed by Smt. Prasandi d/o Sh. Amar Singh in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2283 on 21.01.2013, in the office of Sub-Registrar, Manesar.
- xiii) Original Sale Deed executed by Sh. Kewal s/o Sh. Tugan in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 12661 on 22.08.2008, in the office of Sub-Registrar, Gurgaon.
- xiv) Original Sale Deed executed by Smt. Reeta w/o Sh. Pritam Chauhan and Smt. Santosh w/o Sh. Dhara Singh in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2055 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- xv) Original Sale Deed executed by Sh. Pritam Chauhan s/o Sh. Kudia Ram and Sh. Atender Kumar s/o Sh. Shyam Sunder in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2058 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- xvi) Original Sale Deed executed by Sh. Pritam Chauhan s/o Sh. Kudia Ram in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2054 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- xvii) Original Sale Deed executed by M/s Namita Commercial Pvt. Ltd. in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2050 on 18.12.2012, in the office of Sub-Registrar, Manesar.
- xviii) Original Sale Deed executed by Smt. Rita w/o Sh. Pritam Chauhan in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 2057 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- xix) Original Sale Deed executed by Sh. Brij Lal in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 8928 on 08.07.2008, in the office of Sub-Registrar, Gurgaon.
- xx) Original Sale Deed executed by Smt. Omwati in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 8054 on 23.06.2010, in the office of Sub-Registrar, Gurgaon.

- xxi) Original Sale Deed executed by Sh. Rajbeer Singh in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 8227 on 24.06.2010, in the office of Sub-Registrar, Gurgaon.
- xxii) Original Sale Deed executed by Sh. Jaipal in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 8225 on 24.06.2010, in the office of Sub-Registrar, Gurgaon.
- xxiii) Original Sale Deed executed by S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hansa, Kapoori, Chitro dd/o Sh. Shri Ram, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho alias Mori, Munesh dd/o Sh. Moola in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 8229 on 24.06.2010, in the office of Sub-Registrar, Gurgaon.
- xxiv) Original Sale Deed executed by S/Sh. Omkar, Puran Singh, Daya Ram in favour of M/s Bluejays Realtech Pvt. Ltd. registered as document No. 10378 on 24.07.2008, in the office of Sub-Registrar, Gurgaon.
- xxv) Original order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021, in the office of Sub-Registrar, Hanseru.
- xxvi) Original letter dated 09.05.2013 bearing sl. No. 1345-S.K.2 issued by D.C., Gurgaon certifying ownership of the project land.
- xxvii) Original Height NOC dated 07.12.2022 issued by AAI bearing No. AAI/RHQ/NR/ATM/NOC/2022/941/5042-5045.
- xxviii) Original Height NOC dated 07.12.2022 issued by AAI bearing No. AAI/RHQ/NR/ATM/NOC/2022/945/5038-5041.
- xxix) Original Height NOC dated 07.12.2022 issued by AAI bearing No. AAI/RHQ/NR/ATM/NOC/2022/948/5058-5061.
- xxx) Original NOC dated 30.11.2022 bearing Memo No. GMDA/SEW/2022/1335 for use of treated waste water for construction of proposed Group Housing Project issued by GMDA, Gurugram.
- xxxi) Original NOC dated 29.11.2022 bearing Memo No. EE (Prop)/GMDA/2022/760 regarding assurance of drinking water supply during construction for labour for phase 1 and phase 2 issued by GMDA, Gurugram.
- xxxii) Original NOC dated 22.11.2022 bearing Memo No. GMDA/SEW/2022/1313 regarding assurance of supply of 60 KLD STP treated water issued by GMDA, Gurugram.

- xxxiii) Original NOC dated 16.11.2022 bearing Memo No. GMDA/Drainage/2022/782 regarding assurance for storm water connection issued by the office of Executive Engineer-III, Drainage Division, GMDA.
- xxxiv) Original NOC dated 16.11.2022 bearing Memo No. GMDA/SEW/2022/1282 regarding assurance for sewerage connection issued by the office of Executive Engineer-V, SEW Division, GMDA.
- xxxv) Original license No. 39 of 2013 issued by DTCP, Haryana in respect to 25.10 acres of land situated in Villages Sihi and Harsaru which is valid till 03.06.2026.
- xxxvi) Original letter dated 24.03.2022 issued by DTCP, Haryana regarding renewal of above license upto 03.06.2026.
- xxxvii) Original license No. 85 of 2014 issued by DTCP, Haryana in respect to 2.38125 acres of land situated in Village Sihi which is valid till 07.08.2029.
- xxxviii) Original letter dated 12.09.2024 issued by DTCP, Haryana regarding renewal of above license upto 07.08.2029.
- xxxix) Original NOC dated 23.11.2017 bearing Memo No. 222365 regarding assurance for sewerage connection for discharge of 95 KLD surplus treated domestic effluent issued by the office of Executive Engineer, HUDA Division No. II, Gurugram.
- xl) Original assurance dated 27.11.2017 bearing Memo No. 224068 regarding assurance for provide 90 KLD STP treated water for construction issued by the office of Executive Engineer, HUDA Division No. II, Gurugram.
- xli) Original NOC for construction of group housing colony issued by the office of the Administrator, HUDA, Gurugram bearing Memo No. 369.
- xlii) Original Forest NOC dated 06.03.2013 issued by Dy. Conservator of Forests, Gurugram in respect to land situated in Villages Sihi and Harsaru.
- xliii) Original Aarali NOC dated 15.12.2022 issued by D.C., Gurugram.
- xliv) Original order dated 24.03.2022 bearing Memo No. LC-2819 Vol-II/JE(S)/2022/7927 issued by DTCP, Haryana regarding taking on record of amalgamation of M/s Bluejays Realtech Pvt. Ltd. and M/s P.G. Propmart Pvt. Ltd. with M/s Krisumi Corporation Pvt. Ltd. with respect to license No. 39 of 2013 for land measuring 25.10 acres.
- xlv) Original order dated 08.10.2021 bearing Memo No. LC-2879 JE(S)/2021/25571-78 issued by DTCP, Haryana regarding taking on record of amalgamation of M/s Bluejays Realtech Pvt. Ltd. and M/s P.G. Propmart Pvt. Ltd. with M/s Krisumi Corporation Pvt. Ltd. with respect to license No. 85 of 2014 for land measuring 2.38125 acres.

- xvi) Original letter dated 12.01.2018 bearing Memo No. ZP-915/AD(RA)/2018/1568 issued by Chief Town Planner, Haryana-cum-Chairman, Building Plan Approval Committee office of Director, town & Country Planning Department, Haryana.
- xvii) Original letter dated 25.01.2023 bearing Memo No. ZP-915-II/PA(DK)/2023/2405 issued by Chief Town Planner, Haryana-cum-Chairman, Building Plan Approval Committee office of Director, town & Country Planning Department, Haryana.
- xviii) Original letter dated 21.08.2023 bearing Memo No. LC-2879-JE(SK)-2023/27365 issued by Directorate of Town and Country Planning, Haryana regarding grant of additional FAR of 1.75 and 0.75 under Transit Orient Development Policy dated 09.02.2016 for mix land use (2.25% commercial and 97.75% group housing) over an area measuring 27.46125 acres forming part of already granted license of the residential group housing colony on the land measuring 27.46125 acres (license No. 39 of 2013) dated 04.06.2013 and license No. 85 of 2014 dated 08.08.2014) in Sector-36-A, Gurugram.

3. Tracing of title :

A. Tracing of title of land measuring 8 kanal and 7 marla comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 7/7 Sh. Prabhu Dayal s/o Sh. Jodha Ram, Smt. Satya Devi alias Seeta Devi, Shakuntla Devi dd/o Sh. Jodha Ram, Smt. Dubari Bai wd/o Sh. Jodha Ram were the joint recorded owner of land measuring 1 kanal and 13 marla comprised in rectangle No. 2, killa Nos. 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana. From the perusal of initial No. 2001 I note that the said Sh. Prabhu Dayal s/o Sh. Jodha Ram, Smt. Satya Devi alias Seeta Devi, Shakuntla Devi dd/o Sh. Jodha Ram, Smt. Dubari Bai wd/o Sh. Jodha Ram jointly sold the said land measuring 1 kanal and 13 marla in favour of Sh. Om Pal s/o Sh. Mam Chand vide Sale Deed registered as document No. 3719 on 18.09.1987. However in this Jamabandi the area of 2/19/2 was inadvertently wrongly mentioned as (0-2) instead of correct area of (0-9) which mistake was rectified vide fard badar No. 2 for Jamabandi for year 2009-10.

- ii) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 88/98 S/Sh. Gyan Chand, Ram Chander ss/o Sh. Ragbir Singh were the joint recorded owners of land

measuring 6 kanal and 14 marla comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 12/2 (2-10), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2003 I note that the said S/Sh. Gyan Chand, Ram Chander ss/o Sh. Raghbir Singh sold the said land measuring 6 kanal and 14 marla in favour of Sh. Om Pal s/o Sh. Mam Chand vide Sale Deed registered as document No. 4302 on 21.10.1986.

- ii) In the manner mentioned hereinabove the said Sh. Om Pal s/o Sh. Mam Chand became the recorded owner of land measuring 8 kanal and 7 marla comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and he was shown as recorded owner of this land as per Jamabandis for years 1999-2000, 2004-05 bearing Khewat/Khata Nos. 6/6, 6/6 respectively. From the perusal of intikal No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document NI. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intikal No. 2560 I note that the said S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold the land measuring measuring 8 kanal and 0 marla comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 min (0-2), 19/3 (1-4), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intikal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the land measuring measuring 8 kanal and 0 marla comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 min (0-2), 19/3 (1-4), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008. From the perusal of intikal No. 2940 I note that the said S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold the land measuring measuring 0 kanal and 7 marla comprised in rectangle No. 2, killa No. 19/2 min (0-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 1410 on 13.09.2012.

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- iv) In the manner mentioned hereinabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the land measuring 8 kanal and 7 marla comprised in rectangle No. 2, Killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and it had been shown as recorded owner of this land as per Jamabandi for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 7/7, 9/9, 8/8 respectively. From the perusal of intikal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- v) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 8 kanal and 7 marla comprised in rectangle No. 2, Killa Nos. 11/1 (4-4), 12/2 (2-10) 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. *As per averments made in the said Jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 8 Kanal and 7 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.*
- B. Tracing of title of land measuring 1 kanal and 19 marla comprised in rectangle No. 2, Killa No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 10/10 Smt. Shakuntla Devi d/o Sh. Jodha Ram was the recorded owner of 1/4th share, Sh. Dhani Ram s/o Sh. Lala was the recorded owner of 3/4th share of land measuring 1 kanal and 19 marla comprised in rectangle No. 2, Killa No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2002 I note that the said Smt. Shakuntla Devi d/o Sh. Jodha Ram sold her 1/4th share in the said land measuring 1 kanal and 19 marla in favour of Sh. Om Pal s/o Sh. Man Chand vide Sale Deed registered as document No. 3718 on 18.09.1987. From the

perusal of intkal No. 2143 I note that the said Sh. Dhani Ram s/o Sh. Lala expired leaving behind his legal heirs and sons, viz., S/Sh. Omkar, Puran Singh, Daya Ram (sons) those became the joint recorded owners of 3/4th share of the said land measuring 1 kanal and 19 marla.

- (ii) In the manner mentioned hereinabove the said Sh. Om Pal s/o Sh. Mam Chand became the recorded owner of 1/4th share and Sh. Dhani Ram s/o Sh. Lala became the recorded owner of 3/4th share of land measuring 1 kanal and 19 marla comprised in rectangle No. 2, kila No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and they were shown as joint recorded owners of this land as per Jamabandis for years 1999-2000, 2004-05 bearing Khewat/Khewat Nos. 9/9, 9/9 respectively readwith badar No. 7 for Jamabandi for year 2004-05. From the perusal of intkal No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document No. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intkal No. 2560 I note that the said S/Sh. Jai Kishan, Ajeet Kumar s/o Sh. Om Pal jointly sold their 1/4th share in the land measuring measuring 1 kanal and 19 marla comprised in rectangle No. 2, kila No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtch Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2006. From the perusal of intkal No. 2588 I note that the said S/Sh. Omkar, Puran Singh, Daya Ram jointly sold their 3/4th share in favour of M/s Bluejays Realtch Pvt. Ltd. vide Sale Deed registered as document No. 10378 on 24.07.2006. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 1 kanal and 19 marla comprised in rectangle No. 2, kila No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Bluejays Realtch Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2006.

- (ii) In the manner mentioned hereinabove the said M/s Bluejays Realtch Pvt. Ltd. became the recorded owner of the land measuring 1 kanal and 19 marla comprised in rectangle

No. 2, killa No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and it had been shown as recorded owner of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 7/7, 9/9, 8/8 respectively. From the perusal of intikal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 1 kanal and 19 marla comprised in rectangle No. 2, killa No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. *As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 Kanal and 19 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.*

C. Tracing of title of land measuring 29 kanal and 7 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandis for years 1994-95, 1999-2000 bearing Khewat/Khata Nos. 89/99, 87/98 respectively S/Sh. Ram Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 8 kanal and 3 marla comprised in rectangle No. 1, killa Nos. 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13) situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.
- ii) As per Jamabandis for year 1994-95 bearing Khewat/Khata No. 133/152 S/Sh. Ram Phool, Mahender Singh, Virender, Vijay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 17 kanal and 5 marla comprised in rectangle No. 2, killa Nos. 14 (1-15), 17 (8-0), 24 (8-0) situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.

- iii) As per Jamabandis for year 1994-95 bearing Khewal/Khata No. 225/249 S/Sh. Rami Phool, Mahender Singh, Virender, Vijay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 3 kanal and 19 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9) situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.
- iv) As per Jamabandi for year 1999-2000 bearing Khewal/Khata No. 88/99 S/Sh. Rami Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 21 kanal and 4 marla comprised in rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. However in this Jamabandi the name of the said Sh. Mahender was removed inadvertently which was later rectified in the Jamabandi for year 2009-10.
- v) As per Jamabandi for year 2004-05 bearing Khewal/Khata No. 97/105 S/Sh. Rami Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh became the joint recorded owners of the land measuring 29 kanal and 7 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. However in this Jamabandi the name of the said Sh. Mahender was removed inadvertently in respect of the land measuring 21 kanal and 4 marla comprised in rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana which was later rectified in the Jamabandi for year 2004-05. From the perusal of intkal No. 2558 I note that the said S/Sh. Rami Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh jointly sold the said land measuring measuring 29 kanal and 7 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7308 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 29 kanal and 7 marla in

favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed. registered as document No. 19368 on 04.12.2008.

- vi) As per Jamabandi for year 2009-10 bearing Khewat/Khata No. 107/114 readwith fard Badar No. 1 for Jamabandi for year 2009-10 (rectifying mistake in mentioning name of the land owner) the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the land measuring 29 kanal and 7 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram. Thereafter, the said Sh. Mahender s/o Sh. Kanwar Singh was recorded as owner of 1/4th share of land measuring 21 kanal and 4 marla comprised in rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana rectifying the revenue records vide order dated 05.02.2013 passed by the Court of Sh. Sandeep Yadav, Civil Judge, Gurgaon in case No. 40 of 2013 and this fact was recorded vide intkal No. 2976. Subsequently, the said Sh. Mahender Singh s/o Sh. Kanwar Singh sold his 1/4th share in the said land measuring 21 kanal and 4 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2433 on 08.02.2013 and this transaction was recorded in the revenue records vide intkal No. 2978.
- vii) In the manner mentioned hereinabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 29 kanal and 7 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and it has been shown as recorded owners of this land as per Jamabandis for years 2014-15 bearing Khewat/Khata Nos. 122/123, 121/122 and Jamabandis for years 2019-20 bearing Khewat/Khata Nos. 109/110, 110/111. From the perusal of intkal No. 3836 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi

Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- viii) In the manner mentioned hereinabove M/s. Kalsumi Corporation Pvt. Ltd. became recorded owner of the land measuring 29 kanal and 7 marla comprised in rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 29 kanal and 7 marla for setting up of group housing colony which was recorded vide rapar No. 1163 dated 16.08.2024.

D. Tracing of title of land measuring 44 kanal and 4 marla comprised in rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 210/233, Sh. Ganga Sahai s/o Sh. Ram Singh was the recorded owner of 1/2nd share, S/Sh. Ram Phool, Mahender, Balender, Vijay Pal ss/o Sh. Kavar Singh, Smt. Kallash, Laxmi dd/o Sh. Kavar Singh and Smt. Galla wd/o Sh. Kavar Singh were the joint recorded owners of 1/2nd share of land measuring 44 kanal and 4 marla comprised in rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2009 I note that the said Sh. Ganga Sahai expired leaving behind oral will in favour of his son, viz., Sh. Khushi Ram who became the owner of 1/2nd share in place of the said Sh. Ganga Sahai.

- ii) In the manner mentioned hereinabove, Sh. Khushi Ram s/o Sh. Ganga Sahai became the recorded owner of 1/2nd share, S/Sh. Ram Phool, Mahender, Balender, Vijay Pal ss/o Sh. Kavar Singh, Smt. Kallash, Laxmi dd/o Sh. Kavar Singh and Smt. Galla wd/o Sh. Kavar Singh were the joint recorded owners of 1/2nd share of land measuring 44

kanal and 4 marla comprised in rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and in this manner these persons were became joint recorded owners of this land as per Jamabandi for years 1999-2000 and 2004-05 bearing Khewat/Khata Nos. 207/230, 217/235 respectively. From the perusal of intikal No. 2557 I note that the said Sh. Khushi Ram s/o Sh. Ganga Sahai transferred 3/8th share (out of his 1/2nd share), S/Sh. Ram Phool, Balender, Vijay Pal s/o Sh. Kewar Singh and Smt. Gaila wd/o Sh. Kewar Singh jointly transferred their 2/7th share i.e. total share sold is 37/56th share in the said land measuring 44 kanal and 4 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7326 on 19.06.2008. From the perusal of intikal No. 2584 I note that the said Sh. Khushi Ram sold his remaining 1/8th share in the said land measuring measuring 44 kanal and 4 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7391 on 19.06.2008. From the perusal of intikal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 44 kanal and 4 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008. From the perusal of intikal No. 2705 I note that the said Smt. Kailash, Laxmi dd/o Sh. Kewar Singh jointly sold their 1/7th share in the said land measuring measuring 44 kanal and 4 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 94 on 19.04.2010. From the perusal of intikal No. 2580 I note that the said Sh. Mahender sold his 1/14th share in the said land measuring measuring 44 kanal and 4 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008.

- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 44 kanal and 4 marla and it has been shown as recorded owners of this land as per Jamabandi for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 236/250, 269/275, 264/271 respectively. From

the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtach Pvt. Ltd. amalgamated with all its assets and liabilities with M/s. Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 44 kanal and 4 marla comprised in rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DG TCP, Haryana in respect to the above-mentioned land measuring 44 kanal and 4 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 18.08.2024.

E. Tracing of title of land measuring 2 kanal and 10 marla comprised in rectangle No. 1, killa No. 15/4 (2-10), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 108/118, 106/118, 114/124 respectively, Sh. Sadhu Ram s/o Sh. Thakar Dass was the recorded owner of the land measuring 2 kanal and 10 marla comprised in rectangle No. 1, killa No. 15/4 (2-10), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2542 I note that the said Sh. Sadhu Ram sold the said land measuring 2 kanal and 10 marla in favour of Smt. Meena Devi w/o Sh. Rajender Singh vide Sale Deed registered as document No. 30424 on 28.03.2008. From the perusal of intkal No. 2607 I note that the said Smt. Meena Devi sold the said land measuring 2 kanal and 10 marla in favour of S/Sh. Manohar Lal Rakheja, Rishi Raj Rakheja ss/o Sh. Radhu Ram vide order dated 17.01.2009 passed by the Court of Sh. Pawan Kumar, Civil Judge, Junior Division, Gurgaon in case No. 635 of 2008 titled as "Manohar Lal Rakheja & Others vs. Smt. Meena Devi". From the perusal of intkal No. 2680 I note that the said Sh. Manohar Lal Rakheja, Rishi Raj Rakheja ss/o

Sh. Radhu Ram jointly sold the said land measuring 2 kanal and 10 marla in favour of Smt. Reeta w/o Sh. Preetam Chauhan vide Sale Deed registered as document No. 1717 on 23.03.2010.

- ii) In the manner mentioned hereinabove, the said Smt. Reeta w/o Sh. Preetam Chauhan became the recorded owner of the said land measuring 2 kanal and 10 marla and she was shown as recorded owner of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 125/134. From the perusal of intkal No. 2808 I note that the said Smt. Reeta w/o Sh. Preetam Singh sold the said land measuring 2 kanal and 10 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 499 on 10.06.2011.
- iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 2 kanal and 10 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 142/145, 128/131 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 2 kanal and 10 marla comprised in rectangle No. 1, killa No. 15/4 (2-10), situated in the revenue estate of Village Shti, Tehsil Manesar, District Gurugram, Haryana. *As per averments made in the said Jamabandi for year 2019-20 the license has been issued by DGTCF, Haryana in respect to the above-mentioned land measuring 2 kanal and 10 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.*

- F. Tracing of title of land measuring 3 kanal and 8 marla comprised in rectangle No. 1, killa Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana :
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 119/133, 116/130, 125/136 respectively, Sh. Mahender Singh s/o Sh. Kanwar Singh was the recorded owner of the land measuring 3 kanal and 8 marla comprised in rectangle No. 1, killa Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2560 I note that the said Sh. Mahender Singh sold the said land measuring 3 kanal and 8 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intikal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 3 kanal and 8 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 3 kanal and 8 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 139/148 readwith badar No. 1 for Jamabandi for year 2009-10, 158/161, 144/148 respectively. From the perusal of intikal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 3 kanal and 8 marla comprised in rectangle No. 1, killa Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the

above-mentioned land measuring 3 kanal and 8 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

- G. Tracing of title of land measuring 18 kanal and 0 marla comprised in rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :**
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 129/148, 126/144, 135/150 respectively, Sh. Khushi Ram s/o Sh. Ganga Sahai was the recorded owner of the land measuring 18 kanal and 0 marla comprised in rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2584 I note that the said Sh. Khushi Ram sold the said land measuring 18 kanal and 0 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7391 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 18 kanal and 0 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 18 kanal and 0 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 151/163 readwith badar No. 1 for Jamabandi for year 2009-10, 170/174, 162/167 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

Vikas
Vikas Bhardwaj
Advocate
E.No. 61/5

ii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 18 kanal and 0 marla comprised in rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 18 kanal and 0 marla for setting up of group housing colony which was recorded vide repat No. 1163 dated 16.08.2024.

H. Tracing of title of land measuring 28 kanal and 6 marla comprised in rectangle No. 2, killa Nos. 13 (2-4), 15/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 134/153, Sh. Ganga Sahai s/o Sh. Ram Singh was the recorded owner of the land measuring 28 kanal and 6 marla comprised in rectangle No. 2, killa Nos. 13 (2-4), 16/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2009 I note that the said Sh. Ganga Sahai expired leaving behind oral will in favour of his son, viz., Sh. Khushi Ram who became the owner of the said land measuring 28 kanal and 6 marla in place of the said Sh. Ganga Sahai.

ii) In the manner mentioned hereinabove, the said Sh. Khushi Ram s/o Sh. Ganga Sahai became the recorded owner of the said land measuring 28 kanal and 6 marla and he was shown as recorded owner of this land as per Jamabandis for years 1999-2000, 2004-05 bearing Khewat/Khata Nos. 132/150, 141/156 respectively. From the perusal of intkal No. 2584 I note that the said Sh. Khushi Ram sold the said land measuring measuring 28 kanal and 6 marla in favour of M/s Vertex Land and Housing Pvt. Ltd, to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7391 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 28 kanal and 6 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 28 kanal and 6 marla and it has been shown as recorded owners of this land as per Jamabandi for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 157/169 read with badar No. 1 for Jamabandi for year 2009-10, 176/180, 166/171 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 28 kanal and 6 marla comprised in rectangle No. 2, killa Nos. 13 (2-4), 15/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 28 kanal and 6 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.
- i. Tracing of title of land measuring 11 kanal and 10 marla comprised in rectangle No. 2, killa Nos. 19/5 (1-1), 20 (8-0), 21/1 (2-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
- ii) As per Jamabandi for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 154/174, 152/171, 161/177 respectively. Smt. Kamla Devi w/o Sh. Ompal was the recorded owner of the land measuring 11 kanal and 10 marla comprised in rectangle No. 2, killa Nos. 19/5 (1-1), 20 (8-0), 21/1 (2-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2560 I note that the said Smt. Kamla Devi w/o Sh. Ompal sold the said land measuring 11 kanal and 10 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No.

2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 11 kanal and 10 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 11 kanal and 10 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 178/190 readwith badar No. 1 for Jamabandi for year 2009-10, 201/205, 194/199 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 11 kanal and 10 marla comprised in rectangle No. 2, killa Nos. 19/5 (1-1), 20 (8-0), 21/1 (2-9), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. *As per overments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 11 kanal and 10 marla for setting up of group housing colony which was recorded vide rapai No. 1163 dated 16.08.2024.*
- J. Tracing of title of land measuring 0 kanal and 18 marla comprised in rectangle No. 2, killa No. 12/1 (0-18), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 359/396, 357/397, 373/405 respectively, Sh. Ram Phal alias Ram Phool s/o Sh. Kanwar Singh was the recorded owner of the land measuring 0 kanal and 18 marla comprised in rectangle No. 2, killa No. 12/1 (0-18), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2560 I note that the

said Sh. Ram Phal alias Ram Phool sold the said land measuring 0 kanal and 18 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 0 kanal and 18 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 18 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khawat/Khata Nos. 420/444, 481/498, 483/499 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 0 kanal and 18 marla comprised in rectangle No. 2, killa No. 12/1 (0-18), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. *As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 kanal and 18 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.*

K. Tracing of title of land measuring 0 kanal and 7 marla comprised in rectangle No. 2, killa No. 12/5 (0-7), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandi for year 1994-95 bearing Khawat/Khata No. 333/367, Sh. Mangal s/o Sh. Mohar Singh was the recorded owner of 1/4th share. Sh. Ram Chander s/o Sh. Mohar Singh was the recorded owner of 1/4th share and Sh. Mahender Singh s/o Sh.

Kanwar Singh was the recorded owner of $1/2^{\text{nd}}$ share of the land measuring 0 kanal and 7 marla comprised in rectangle No. 2, kila No. 12/5 (0-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. It appears that Sh. Mangal expired leaving behind his legal heirs, viz., Smt. Brahma, Champa (daughters) and Sh. Prabhati (son). From the perusal of intika No. 1635 I note that Smt. Brahma, Champa dd/o Sh. Mangal transferred their $1/8^{\text{th}}$ share in the said land measuring 0 kanal and 7 marla in favour of their brother, viz., Sh. Prabhati vide order dated 08.06.1988 passed by the Court of Senior Sub-Judge, Gurgaon in case No. 365. It appears that Sh. Ram Chander expired leaving behind his legal heirs, viz., Smt. Rudi (widow), Smt. Santosh, Angoori, Behteri, Kamla (daughters) and Sh. Ram Kishan (son). From the perusal of intika No. 1658 I note that the said Smt. Rudi wd/o Sh. Ram Chander, Smt. Santosh, Angoori, Behteri, Kamla dd/o Sh. Ram Chander transferred their $5/24^{\text{th}}$ share in the said land measuring 0 kanal and 7 marla in favour of Sh. Ram Kishan s/o Sh. Ram Chander vide order passed in February, 1989 by the Court of Senior Sub-Judge, Gurgaon in case No. 153. From the perusal of intikal No. 1961 I note that the said Sh. Prabhati Ram s/o Sh. Mangal and Sh. Ram Kishan s/o Sh. Ram Chander jointly sold their $1/2^{\text{nd}}$ share in the said land measuring 0 kanal and 7 marla in favour of Sh. Brij Lal s/o Sh. Dil Sukh vide Sale Deed registered as document No. 7362 on 27.08.1998. From the perusal of intikal No. 2059 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold his $1/2^{\text{nd}}$ share in the said land measuring 0 kanal and 7 marla in favour of Sh. Ompal s/o Sh. Mam Chand vide Sale Deed registered as document No. 12485 on 27.01.1999.

- ii) In the manner mentioned hereinabove, the said Sh. Ompal s/o Sh. Mam Chand became the recorded owner of $1/2^{\text{nd}}$ share and Sh. Mahender s/o Sh. Kanwar Singh remained the recorded owner of $1/2^{\text{nd}}$ share of the said land measuring 0 kanal and 7 marla and these persons were shown as joint owners of this land as per Jamabandi for year 1999-2000, 2004-05 bearing Khewat/Khata Nos. 328/1/365/1, 344/375 respectively. From the perusal of intikal No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document No. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intikal No. 2560 I note that the said S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold their $1/2^{\text{nd}}$ share and the said Sh. Mahender sold his $1/2^{\text{nd}}$ share in the said land measuring measuring 0 kanal and 7 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of $2/100^{\text{th}}$ share

and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intikal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 0 kanal and 7 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19366 on 04.12.2008.

iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 7 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 389/412, 447/463, 451/466 respectively. From the perusal of intikal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 0 kanal and 7 marla comprised in rectangle No. 2, Killa No. 12/5 (0-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per overments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 kanal and 7 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

L. Tracing of title of land measuring 1 kanal and 7 marla comprised in rectangle No. 2, Killa No. 19/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 331/365, Sh. Prabhati s/o Sh. Mangal was the recorded owner of 265/370th share, Sh. Ram Kishan s/o Sh. Ram Chander was the recorded owner of 35/370th share and Sh. Mahender Singh s/o Sh. Kamwar Singh was the recorded owner of 70/370th share of the land measuring 1 kanal and 7 marla comprised in rectangle No. 2, Killa No. 19/1 (1-7), situated in the revenue

estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 1961 I note that the said Sh. Prabhati Ram s/o Sh. Mangal and Sh. Ram Kishan s/o Sh. Ram Chander jointly sold their 300/370th share in the said land measuring 1 kanal and 7 marla in favour of Sh. Brij Lal s/o Sh. Dil Sukh vide Sale Deed registered as document No. 7362 on 27.08.1996. From the perusal of intkal No. 2059 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold his 30/37th share in the said land measuring 1 kanal and 7 marla in favour of Sh. Ompal s/o Sh. Mam Chand vide Sale Deed registered as document No. 12485 on 27.01.1999.

- ii) In the manner mentioned hereinabove, the said Sh. Ompal s/o Sh. Mam Chand became the recorded owner of 30/37th share and Sh. Mahender s/o Sh. Kanwar Singh remained the recorded owner of 7/37th share of the said land measuring 1 kanal and 7 marla and these persons were shown as joint owners of this land as per Jamabandi for year 1999-2000, 2004-05 bearing Khewat/Khata Nos. 327/364, 342/373 respectively. From the perusal of intkal No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document No. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intkal No. 2560 I note that the said S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold their 30/37th share and the said Sh. Mahender sold his 7/37th share in the said land measuring measuring 1 kanal and 7 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said land measuring measuring 1 kanal and 7 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 7 marla and it has been shown as recorded owners of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 387/410, 445/461, 449/464 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd.

vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 7 marla comprised in rectangle No. 2, killa No. 19/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said Jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 7 marla for setting up of group housing colony which was recorded vide report No. 1163 dated 16.08.2024.
- M. Tracing of title of land measuring 1 kanal and 11 marla comprised in rectangle No. 2, killa No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 302/333 I note that S/Sh. Sajan Singh, Rajbir, Ramesh Chand s/o Sh. Naval, Smt. Kishan Kala d/o Sh. Naval were the joint recorded owners of 2/5th share, Smt. Ram Rati wd/o Sh. Gajraj, Sh. Mahesh Kumar s/o Sh. Gajraj, Sonia, Pramila dd/o Sh. Gajraj were the joint recorded owners of 1/10th share, Sh. Pohap Singh s/o Sh. Sher Singh was the recorded owner of 1/2nd share of the land measuring 1 kanal and 11 marla comprised in rectangle No. 2, killa No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2027-I note that the said S/Sh. Sajan Singh, Rajbir, Ramesh Chand s/o Sh. Naval, Smt. Kishan Kala d/o Sh. Naval, Smt. Ram Rati wd/o Sh. Gajraj, Sh. Mahesh Kumar s/o Sh. Gajraj, Sonia, Pramila dd/o Sh. Gajraj, Sh. Pohap Singh s/o Sh. Sher Singh jointly sold the said land measuring 1 kanal and 11 marla in favour of Sh. Om Pal s/o Sh. Man Chand vide Sale Deed registered as document No. 3957 on 24.09.1987.
- ii) In the manner mentioned hereinabove the said Sh. Om Pal s/o Sh. Man Chand became the recorded owner of the said land measuring 1 kanal and 11 marla and he was shown as recorded owner of this land as per Jamabandis for years 1999-2000, 2004-05 bearing

Khewat/Khata Nos. 6/6, 6/6 respectively. From the perusal of intkal No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document No. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intkal No. 2560 I note that the said S/Sh. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold the land measuring measuring 1 kanal and 11 marla comprised in rectangle No. 2, kila No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the land measuring measuring 1 kanal and 11 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19369 on 04.12.2008.

- iii) In the manner mentioned hereinabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 11 marla comprised in rectangle No. 2, kila No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and it had been shown as recorded owner of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 7/7, 9/9, 8/8 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 11 marla comprised in rectangle No. 2, kila No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 Kanal and 11 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

N. Tracing of title of land measuring 1 kanal and 6 marla comprised in rectangle No. 1, killa No. 15/2 (1-6), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandis for years 1994-95, 1999-2000 bearing Khewat/Khata Nos. 322/356, 318/355 respectively I note that Sh. Ram Kishan s/o Sh. Amar Singh, Smt. Prasandi d/o Sh. Amar Singh were the joint recorded owners of 1/26th share, S/Sh. Bulla Ram, Sultan s/o Sh. Mukh Ram was the recorded owner of 2/26th share, S/Sh. Mahender Singh, Ram Phal, Vijender, Vijay ss/o Sh. Kanwar Singh were the joint recorded owners of 23/26th share of the land measuring 1 kanal and 6 marla comprised in rectangle No. 1, killa No. 15/2 (1-6), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2217 I note that the said Sh. Sultan Singh expired leaving behind Will registered as document No. 87 on 06.06.1995 in favour of his son, viz., Sh. Satbir who became recorded owner of 1/26th share.

ii) In the manner mentioned hereinabove the said Sh. Ram Kishan s/o Sh. Amar Singh, Smt. Prasandi d/o Sh. Amar Singh remained the joint recorded owners of 1/26th share, Sh. Bulla Ram s/o Sh. Mukh Ram remained the recorded owner of 1/26th share, Sh. Satbir s/o Sh. Sultan Singh became the recorded owner of 1/26th share, S/Sh. Mahender Singh, Ram Phal, Vijender, Vijay ss/o Sh. Kanwar Singh became the joint recorded owners of 23/26th share of the land measuring 1 kanal and 6 marla comprised in rectangle No. 1, killa No. 15/2 (1-6), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. of the said land measuring 1 kanal and 6 marla and these persons were shown as joint recorded owners of this land as per Jamabandi for year 2004-05 bearing Khewat/Khata No. 333/364. From the perusal of intkal No. 2558 I note that the said S/Sh. Ram Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh jointly sold their 69/104th share in the said land measuring measuring 1 kanal and 6 marla in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7308 on 19.06.2008. From the perusal of intkal No. 2560 I note that the said Sh. Mahender sold his 23/104th share in the said land measuring measuring 1 kanal and 6 marla in favour of M/s Vertex Land and Housing

Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100th share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share of 23/26th share in the said land measuring measuring 1 kanal and 6 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- iii) In the manner mentioned herenabove the said Sh. Ram Kishan s/o Sh. Amar Singh, Smt. Prasandi d/o Sh. Amar Singh remained the joint recorded owners of 1/26th share, Sh. Bulla Ram s/o Sh. Mukh Ram remained the recorded owner of 1/26th share, Sh. Satbir s/o Sh. Sultan Singh became the recorded owner of 1/26th share, M/s Bluejays Realtech Pvt. Ltd. became the joint recorded owners of 23/26th share of the land measuring 1 kanal and 6 marla comprised in rectangle No. 1, kitta No. 15/2 (1-6), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana, of the said land measuring 1 kanal and 6 marla and these persons were shown as joint recorded owners of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 375/398. From the perusal of intkal No. 2934 I note that the said Sh. Bulla Ram s/o Sh. Mukh Ram and Sh. Satbir s/o Sh. Sultan Singh jointly sold their 1/13th share in the said land measuring 1 kanal and 6 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 1440 on 16.09.2012. From the perusal of intkal No. 2943 I note that the said Sh. Ram Kishan s/o Sh. Amar Singh sold his 1/152nd share in the said land measuring 1 kanal and 6 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 1707 on 26.10.2012. From the perusal of intkal No. 2979 I note that the said Smt. Prasandi d/o Sh. Amar Singh sold his her 1/152nd share in the said land measuring 1 kanal and 6 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2283 on 21.01.2013.

- iv) In the manner mentioned herenabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 6 marla and it had been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 431/445, 435/450 respectively. From the perusal of intkal No.

3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisum Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- v) In the manner mentioned hereinabove M/s Krisum Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 6 marla comprised in rectangle No. 1, killa No. 15/2 (1-6), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 6 marla for setting up of group housing colony which was recorded vide rapet No. 1163 dated 16.08.2024.
- O. Tracing of title of land measuring 1 kanal and 7 marla comprised in rectangle No. 1, killa No. 15/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 71/81, 73/83, 79/87 respectively. I note that Sh. Kamal s/o Sh. Dungan was the recorded owner of the land measuring 1 kanal and 7 marla comprised in rectangle No. 1, killa No. 15/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2574 I note that the said Sh. Kamal s/o Sh. Dungan sold the said land measuring 1 kanal and 7 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 12661 on 22.08.2008.
- ii) In the manner mentioned hereinabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 7 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 89/96, 98/99, 91/92 respectively. From the perusal of intkal No. 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisum Corporation Pvt. Ltd. vide order dated

05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 7 marla comprised in rectangle No. 1, killa No. 15/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 7 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

P. Tracing of title of the land measuring 4 kanal and 0 marla comprised in rectangle No. 1, killa No. 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 410/455, 406/496, 423/464 respectively I note that Smt. Nihali Bai wd/o Sh. Tak Ram, S/Sh. Mukund Lal, Nihal Chand ss/o Sh. Tek Ram, Smt. Laxmi Devi d/o Sh. Tek Ram were the joint recorded owners of land measuring 4 kanal and 0 marla comprised in rectangle No. 1, killa No. 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. Also as per this Jamabandi S/Sh. Chandgi Ram, Mam Chand ss/o Sh. Mada Ram were the joint tenants having adverse possession over this land. From the perusal of intkal No. 2539 I note that the said Smt. Laxmi Devi expired intestate leaving behind her legal heirs, viz., Smt. Nihali (mother), S/Sh. Prem Sagar, Kishan Lal (sons), Jaya Devi, Usha Devi (daughters) those became the joint recorded owners of 1/4th share by way of inheritance. From the perusal of intkal No. 2540 I note that the said Sh. Kishan Lal expired intestate leaving behind her legal heirs, viz., Sh. Anil Kumar (son), Smt. Darshan Devi (widow) those became the joint recorded owners of 1/20th share by way of inheritance. From the perusal of intkal No. 2601 I note that the said Smt. Nihali Bai wd/o Sh. Tak Ram, S/Sh. Mukund Lal, Nihal Chand ss/o Sh. Tek Ram, Sh. Prem Sagar s/o Smt. Laxmi Devi, Sh. Anil Kumar s/o Sh. Kishan Lal, Smt. Darshan Devi wd/o Sh. Kishan Lal, Jaya Devi, Usha Devi dd/o Smt. Laxmi Devi jointly sold the said land measuring 4 kanal and 0 marla in favour of Smt. Bhateri w/o Sh. Jeet Ram to the extent of 1/2nd share, Smt. Reeta w/o Sh. Pritam Chauhan, Smt.

Sunita Devi w/o Sh. Jitender to the extent of 1/2nd share vide Sale Deed registered as document No. 18242 on 17.11.2008.

- ii) In the manner mentioned hereinabove, the said Smt. Bhateri w/o Sh. Jeet Ram became the recorded owner of 1/2nd share, Smt. Reeta w/o Sh. Pritam Chauhan, Smt. Sunita Devi w/o Sh. Jitender became the joint recorded owners of 1/2nd share and these persons were shown as owners of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 472/505. Also as per this Jamabandi S/Sh. Chandgi Ram, Mam Chand s/o Sh. Meda Ram were the joint tenants having adverse possession over this land. From the perusal of intkal No. 2803 I note that the said Smt. Bhateri w/o Sh. Jeet Ram transferred her 1/2nd share in the said land measuring 4 kanal and 0 marla in favour of Smt. Reeta w/o Sh. Pritam Chauhan vide Exchange Deed registered as document No. 573 on 16.06.2011. From the perusal of intkal No. 2824 I note that the said Smt. Sunita Devi w/o Sh. Jitender transferred her 1/4th share in the said land measuring 4 kanal and 0 marla in favour of Smt. Santosh w/o Sh. Dhara Singh vide Sale Deed registered as document No. 1988 on 18.10.2011. The intkal Nos. 2859 and 2860 are regarding inheritance of tenants and adverse possessors, viz., S/Sh. Chandgi Ram and Mam Chand. Subsequently, as per intkal No. 2861 the adverse possession of legal heirs of S/Sh. Chandgi Ram and Mam Chand over the said land measuring 4 kanal and 0 marla was cancelled vide Deed of Tarak Kasht registered as document No. 326 on 20.05.2011. As per intkal Nos. 2862 and 2956 the tenancy rights over the said land measuring 4 kanal and 0 marla were cancelled in favour of the land owners vide Tarak Pattanama registered as document No. 325 on 20.05.2011 (in respect to 13/21st share) and 1978 on 10.12.2012 (in respect to 8/21st share) respectively. From the perusal of intkal No. 2966 I note that the said Smt. Reeta w/o Sh. Pritam Chauhan and Smt. Santosh w/o Sh. Dhara Singh jointly sold the said land measuring 4 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 2055 on 19.12.2012.

- iii) In the manner mentioned hereinabove the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 4 kanal and 0 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 533/559, 535/559 respectively. From the perusal of intkal No. 3636 I

note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 4 kanal and 0 marla comprised in rectangle No. 1, killa No. 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 4 kanal and 0 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

Q. Tracing of title of the land measuring 2 kanal and 8 marla comprised in rectangle No. 1, killa No. 16/5 (2-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 2/2, 2/2, 2/2 respectively I note that Sh. Prabhu Dayal s/o Sh. Kalyan Dass, Smt. Sayitri d/o Sh. Kalyan Dass were the joint recorded owners of 7/9th share, Smt. Bishni Devi wd/o Sh. Asa Nand, S/Sh. Dharam Pal, Diwan Chand ss/o Sh. Asa Nand, Smt. Leelawati d/o Sh. Asa Nand were the joint recorded owners of 1/9th share and Smt. Karam Devi d/o Sh. Jiwani was the recorded owner of 1/9th share of the land measuring 2 kanal and 8 marla comprised in rectangle No. 1, killa No. 16/5 (2-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2608 I note that the said Sh. Prabhu Dayal expired intestate leaving behind his legal heirs, viz., S/Sh. Ashok, Anil, Ashwani (sons), Smt. Sheela, Indu, Sandhya (daughters), Smt. Sarla Devi (widow) those became the joint recorded owners of 7/18th share of the said land measuring 2 kanal and 8 marla by way of inheritance. From the perusal of intkal No. 2609 I note that the said Smt. Sarla Devi expired intestate leaving behind his legal heirs, viz., S/Sh. Ashok, Anil, Ashwani (sons), Smt. Sheela, Indu, Sandhya (daughters) those became the joint recorded owners of 7/126th share in place of the said Smt. Sarla Devi of the said land measuring 2 kanal and 8 marla by way of inheritance. From the perusal of intkal No. 2610 I note that the said Smt. Karam Devi

expired intestate leaving behind his legal heir, viz., Sh. Ramesh Chandra (son) who became the joint recorded owners of 1/9th share of the said land measuring 2 kanal and 8 marla by way of inheritance.

- ii) In the manner mentioned hereinabove, the said Smt. Savitri d/o Sh. Kalyan Dass remained the recorded owner of 7/18th share, S/Sh. Ashok, Anil, Ashwani ss/o Sh. Prabhu Dayal, Smt. Sheela, Indu, Sandhya dd/o Sh. Prabhu Dayal became the joint recorded owners of 7/18th share, Smt. Bishni Kishan Devi wd/o Sh. Asa Nand, S/Sh. Dharam Pal, Diwan Chand ss/o Sh. Asa Nand, Smt. Leelawati d/o Sh. Asa Nand remained the joint recorded owners of 1/9th share and Sh. Ramesh Chandra s/o Smt. Dharam Devi became the recorded owner of 1/9th share of the land measuring 2 kanal and 8 marla and these persons were shown as owners of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 2/2. From the perusal of intikal No. 2809 I note that the said Smt. Savitri d/o Sh. Kalyan Dass, S/Sh. Ashok, Anil, Ashwani ss/o Sh. Prabhu Dayal, Smt. Sheela, Indu, Sandhya dd/o Sh. Prabhu Dayal, Sh. Diwan Chand s/o Sh. Asa Nand, Smt. Leelawati d/o Sh. Asa Nand and Sh. Ramesh Chandra s/o Smt. Karam Devi jointly sold the said land measuring 2 kanal and 8 marla in favour of Sh. Pritam Chauhan s/o Sh. Kudia Ram and Sh. Jitender Kumar s/o Sh. Shyam Sunder vide Sale Deed registered as document No. 979 on 07.07.2011. From the perusal of intikal No. 2942 I note that the said Smt. Bishni Devi expired intestate leaving behind her legal heirs, viz., Sh. Diwan Chand (son), Leelawati (daughter) and Smt. Kanta wd/o Sh. Daharam Pal those became the joint recorded owners of 1/36th share of the said land measuring 2 kanal and 8 marla in place of the said Smt. Bishni Devi by way of inheritance. In this case, mutation regarding death of Sh. Dharam Pal was not separately recorded however from the perusal of intikal no. 2942 it is clear that he expired and was survived by his legal heir, viz., Smt. Kanta wd/o Sh. Daharam Pal. From the perusal of intikal No. 2950 I note that the said Sh. Diwan Chand s/o Sh. Asa Nand, Leelawati d/o Sh. Asa Nand and Smt. Kanta wd/o Sh. Daharam Pal jointly sold their 1/18th share in the said land measuring 2 kanal and 8 marla in favour of Sh. Pritam Chauhan s/o Sh. Kudia Ram vide Sale Deed registered as document No. 1883 on 21.11.2012. From the perusal of intikal No. 2964 I note that the said Sh. Pritam Chauhan s/o Sh. Kudia Ram and Sh. Jitender Kumar s/o Sh. Shyam Sunder jointly sold their 17/18th share in the said land measuring 2 kanal and 8 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale

Deed registered as document No. 2058 on 19.12.2012. From the perusal of intikal No. 2967 I note that the said Sh. Pritam Chauhan s/o Sh. Kudia Ram sold his 1/16th share in the said land measuring 2 kanal and 8 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 2054 on 19.12.2012.

iii) In the manner mentioned hereinabove the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 2 kanal and 8 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 2/2, 2/2 respectively. From the perusal of intikal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 2 kanal and 8 marla comprised in rectangle No. 1, killa No. 16/5 (2-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 2 kanal and 8 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

R. Tracing of title of the land measuring 11 kanal and 1 marla comprised in rectangle No. 1, killa Nos. 17/2 (5-2), 24/2/2 (5-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat Nos. 205, 202, 212 respectively I note that S/Sh. Hari Chand, Hari Ram, Ved Ram, Attar Singh s/o Sh. Kawal, Smt. Sarupi, Misri dd/o Sh. Kawal, Smt. Ghiso wd/o Sh. Kawal were the joint recorded owners of land measuring 12 kanal and 19 marla comprised in rectangle No. 1, killa Nos. 17/2 (5-2), 24/2 (7-17), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2519 I note that the said Sh. Ved Ram expired intestate leaving behind his legal heirs, viz.,

S/Sh. Satbir Singh, Subhash, Vijender Singh (sons), Smt. Leeli Devi (widow) those became the joint recorded owners of 1/7th share of the said land measuring 12 kanal and 19 marla by way of inheritance. From the perusal of intkal No. 2520 I note that the said Sh. Hari Ram expired intestate leaving behind his legal heirs, viz., S/Sh. Devender Kumar, Babu Lal, Satish Kumar (sons), Smt. Balesh, Savita (daughters), Smt. Mamchandi (widow) those became the joint recorded owners of 1/7th share of the said land measuring 12 kanal and 19 marla by way of inheritance. From the perusal of intkal No. 2526 I note that the said S/Sh. Hari Chand, Attar Singh s/o Sh. Kawal jointly their 2/7th share in the said land measuring 12 kanal and 19 marla in favour of M/s Nemita Commercial Pvt. Ltd. vide Sale Deed registered as document No. 24444 on 25.01.2008. From the perusal of intkal No. 2541 I note that the said S/Sh. Satbir Singh, Subhash, Vijender Singh s/o Sh. Ved Ram, Smt. Leeli Devi wd/o Sh. Ved Ram, S/Sh. Devender Kumar, Babu Lal, Satish Kumar s/o Sh. Hari Ram, Smt. Balesh, Savita dd/o Sh. Hari Ram, Smt. Mamchandi wd/o Sh. Hari Ram jointly sold their 2/7th share in the said land measuring 12 kanal and 19 marla in favour of M/s Nemita Commercial Pvt. Ltd. vide Sale Deed registered as document No. 28538 on 19.03.2008.

- ii) In the manner mentioned hereinabove, the said Smt. Sarupi, Misri dd/o Sh. Kanwal, Smt. Ghiso d/o Sh. Kanwal remained the joint recorded owners of 3/7th share, M/s Nemita Commercial Pvt. Ltd. became the recorded owner of 4/7th share of the said land measuring 12 kanal and 19 marla and these were shown as owners of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 231/245. From the perusal of intkal No. 2853 I note that the said land measuring 12 kanal and 19 marla alongwith other lands was partitioned amongst the land owners vide order dated 29.11.2012 passed by the Court of Tehsildar cum Assistant Collector, 1st Grade, Manesar in case No. 32/NT. By virtue of this partition the land measuring 11 kanal and 1 marla comprised in rectangle No. 1, killa Nos. 17/2 (5-2), 24/2/2 (5-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana came to the exclusive share of M/s Nemita Commercial Pvt. Ltd. It is pertinent to mention here that part land comprised in killa No. 24/2 min. was acquired by the State Govt. Vide Award No. 3 dated 06.06.2016 announced by Sh. Kulbir Singh Dhaka, Land Acquisition Collector, Urban Estates, Gurgaon and in this regard rapat No. 702 dated 06.06.2016 was recorded which is not part of the land in question. From the perusal of intkal No. 2861 I note that M/s Nemita

Commercials Pvt. Ltd. sold the land measuring 11 kanal and 1 marla comprised in rectangle No. 1, killa Nos. 17/2 (5-2), 24/2/2 (5-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 2050 on 18.12.2012.

iii) In the manner mentioned hereinabove the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 11 kanal and 1 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat Nos. 262, 258 respectively. From the perusal of initial No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 06.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 11 kanal and 1 marla comprised in rectangle No. 1, killa Nos. 17/2 (5-2), 24/2/2 (5-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said Jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 11 kanal and 1 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

S. Tracing of title of the land measuring 1 kanal and 12 marla comprised in rectangle No. 1, killa No. 14/2 (1-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 66/75, 68/77, 71/79 respectively I note that S/Sh. Rajender Prasad, Laxmi Narayan, Naresh s/o Sh. Kirodi were the joint recorded owners of the land measuring 1 kanal and 12 marla comprised in rectangle No. 1, killa No. 14/2 (1-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of initial No. 2585 I note that the said Sh. Rajender Prasad transferred his 1/3rd share in the said land measuring 1 kanal and 12 marla in favour of Smt. Raj Devi w/o Sh.

Rajender Prasad, S/Sh. Ved Prakash Yadav, Alok Prakash ss/o Sh. Rajender Prasad, Abhilasha Yadav d/o Sh. Rajender Prasad vide Order dated 25.02.2008 passed by the Court of Smt. Sarupi Atreja, Civil Judge, Junior Judge, Gurgaon in case No. 49SA of 2006.

- ii) In the manner mentioned hereinabove, the said S/Sh. Laxmi Narayan, Nareesh ss/o Sh. Kirodi remained the joint recorded owners of 2/3rd share. Smt. Raj Devi w/o Sh. Rajender Prasad, S/Sh. Ved Prakash Yadav, Alok Prakash ss/o Sh. Rajender Prasad, Abhilasha Yadav d/o Sh. Rajender Prasad became the joint recorded owners of 1/3rd share of the said land measuring 1 kanal and 12 marla and these persons were shown as joint owners of this land as per Jamabandi for year 2009-10 bearing Khewat/Khata No. 76/83. From the perusal of intkal No. 2827 I note that the said Smt. Raj Devi w/o Sh. Rajender Prasad, S/Sh. Ved Prakash Yadav, Alok Prakash ss/o Sh. Rajender Prasad, Abhilasha Yadav d/o Sh. Rajender Prasad and Sh. Nareesh Kumar jointly sold their 2/3rd share in the said land measuring 1 kanal and 12 marla in favour of Smt. Rita w/o Sh. Pritam Chauhan vide Sale Deed registered as document No. 2035 on 24.10.2011. From the perusal of intkal No. 2926 I note that the said Sh. Laxmi Narayan sold his 1/3rd share in the said land measuring 1 kanal and 12 marla in favour of Smt. Rita w/o Sh. Pritam Chauhan vide Sale Deed registered as document No. 1234 on 24.08.2012. From the perusal of intkal No. 2963 I note that the said Smt. Rita w/o Sh. Pritam Chauhan sold the said land measuring 1 kanal and 12 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2057 on 19.12.2012.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 12 marla and it has been shown as owners of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 81/82, 73/74 respectively. From the perusal of intkal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 12 marla comprised in rectangle No. 1, killa No. 14/2 (1-12), situated in the revenue estate of Village Sibi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 12 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 18.08.2024.

T. Tracing of title of the land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :

- i) As per Jamabandi for year 1990-91 bearing Khewat/Khata No. 258/334 I note that Smt. Mani Devi w/o Sh. Ashok Kumar was the recorded owner of $1/8^{\text{th}}$ share, Sh. Jaipal s/o Sh. Shri Ram was the recorded owner of $1/8^{\text{th}}$ share, Smt. Omwati d/o Sh. Khem Chand was the recorded owner of $1/4^{\text{th}}$ share, Sh. Brij Lal s/o Sh. Dil Sukh was the recorded owner of $1/4^{\text{th}}$ share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amar Singh were the joint recorded owners of $1/4^{\text{th}}$ share of the land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Mani Devi demised her $1/8^{\text{th}}$ share in the said land measuring 24 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to Rabi, 2008. From the perusal of Intkal No. 1968 I note that the said Sh. Jal Pal sold his $1/8^{\text{th}}$ share in the said land measuring 24 kanal and 0 marla in favour of Smt. Urmila Kakkar w/o Sh. Suresh Kakkar vide Sale Deed registered as document No. 4450 on 05.09.1989.

- ii) In the manner mentioned hereinabove, the said Smt. Mani Devi w/o Sh. Ashok Kumar remained the recorded owner of $1/8^{\text{th}}$ share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of $1/8^{\text{th}}$ share, Smt. Omwati d/o Sh. Khem Chand remained the recorded owner of $1/4^{\text{th}}$ share, Sh. Brij Lal s/o Sh. Dil Sukh remained the recorded owner of $1/4^{\text{th}}$ share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amar Singh

remained the joint recorded owners of 1/4th share of the land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana and these persons were shown as joint recorded owners of this land as per Jamabandi for years 1995-96, 2000-01, 2005-06 bearing Khewat/Khata Nos. 279/347, 329/385, 365/423 respectively. As per this Jamabandi, the said Smt. Mani Devi demised her 1/8th share in the said land measuring 24 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to Rabi, 2008. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal sold his 1/4th share in the said land measuring 24 kanal and 0 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3764 I note that the said Smt. Omwati sold his 1/4th share in the said land measuring 24 kanal and 0 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8054 on 23.06.2010.

- ii) In the manner mentioned hereinabove, Smt. Mani Devi w/o Sh. Ashok Kumar remained the recorded owner of 1/8th share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of 1/8th share, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 1/2nd share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of 1/4th share of the land measuring 24 kanal and 0 marla and these persons were shown as joint owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 462/504. As per this Jamabandi, the said Smt. Mani Devi demised her 1/8th share in the said land measuring 24 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to Rabi, 2008. From the perusal of intkal No. 3937 I note that the said land measuring 24 kanal and 0 marla alongwith other lands was partitioned amongst the land owners vide order dated 05.09.2011 passed by the Court of Nayab Tehsildar and Assistant Collector, 1st Grade in case No. 417/NT. By virtue of this partition the said land measuring 24 kanal and 0 marla came to the exclusive share of the said M/s Bluejays Realtech Pvt. Ltd. who became its owner and possessor.

- iv) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner and in possession of the said land measuring 24 kanal and 0 marla and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 532/566, 566/600 respectively. From the perusal of intkal No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- v) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.
- U. Tracing of title of the land measuring 11 kanal and 9 marla comprised in rectangle No. 132, killa Nos. 1/2 (2-2), 2 (8-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :
- i) As per Jamabandis for year 1990-91, 1995-96 bearing Khewat Nos. 605, 640 respectively Provincial Government was the recorded owner of land measuring 17 kanal and 5 marla comprised in rectangle No. 132, killa Nos. 1 (7-18), 2 (8-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. From the perusal of intkal No. 2433 I note that vide order dated 06.12.1996 passed by the Court of SDO, Gurgaon in case No. 881 the said land measuring 17 kanal and 5 marla came to the joint shares of Sh. Amar Singh s/o Sh. Bheem Singh and Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh. From the perusal of intkal No. 2606 I note that the said Sh. Amar Singh sold 1/12th share (out of his 1/2nd share) in the said land measuring 17 kanal and 5 marla in favour of Sh. Rajbeer Singh s/o Sh. Moola Ram vide Sale Deed registered as document No. 5136 on 13.07.1998. From the perusal of intkal No. 2609 I note that the said Sh. Amar Singh sold 1/12th share in the said land measuring 17 kanal and 5 marla in favour of Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh vide Sale Deed registered as document No. 3645 on 11.06.1998

- ii) In the manner mentioned hereinabove, Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of $1/3^{rd}$ share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owners of $7/12^{th}$ share, Sh. Rajbeer Singh s/o Sh. Moola Ram became the recorded owner of $1/12^{th}$ share of land measuring 17 kanal and 5 marla comprised in rectangle No. 132, killa Nos. 1 (7-18), 2 (8-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana and these were shown as recorded owners of this land as per Jamabandis for year 2000-01, 2005-06 bearing Khewat/Khata Nos. 710/821, 753/860 readwith badar No. 2 for Jamabandi for year 2005-06. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal sold his $7/12^{th}$ share in the said land measuring 17 kanal and 5 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3753 I note that the said Sh. Rajbeer Singh sold his $1/12^{th}$ share in the said land measuring 17 kanal and 5 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8227 on 24.06.2010.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of $2/3^{rd}$ share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of $1/3^{rd}$ share of the said land measuring 11 kanal and 9 marla and it has been shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 908/994. From the perusal of intkal No. 3939 I note that the said land measuring 17 kanal and 5 marla alongwith other lands was partitioned amongst the land owners vide order dated 09.09.2011 passed by the Court of Tehsildar and Assistant Collector, 1st Grade in case No. 418/NT. By virtue of this partition land measuring 11 kanal and 9 marla comprised in rectangle No. 132, killa Nos. 1/2 (2-2) (after division of killa No. 1 (7-18) into 1/1 (5-15) and 1/2 (2-2)), 2 (8-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the share of M/s Bluejays Realtech Pvt. Ltd.
- iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner and in possession of the said land measuring 11 kanal and 9 marla and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 1011/1091, 1047/1121 respectively. From the

perusal of intkal No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 06.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 11 kanal and 7 marla comprised in rectangle No. 132, killa Nos. 1/2 (2-2), 2 (8-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

V. **Tracing of title of the land measuring 6 kanal and 18 marla comprised in rectangle No. 122, killa No. 24 (6-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :**

- i) As per Jamabandis for years 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewat/Khata Nos. 305/383, 326/395, 382/440, 417/477 I note that Sh. Jaipal s/o Sh. Shri Ram was the recorded owner of 1/3rd share, Smt. Omwati d/o Sh. Khem Chand was the recorded owner of 2/3rd share of the land measuring 6 kanal and 18 marla comprised in rectangle No. 122, killa No. 24 (6-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. From the perusal of intkal No. 3754 I note that the said Smt. Omwati sold his 2/3rd share in the said land measuring 6 kanal and 18 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8064 on 23.06.2010. From the perusal of intkal No. 3755 I note that the said Sh. Jaipal sold his 1/3rd share in the said land measuring 6 kanal and 18 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8225 on 24.06.2010.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 6 kanal and 18 marla and it has been shown as owners of this land as per Jamabandis for years 2010-11, 2015-16, 2020-21 bearing Khewat/Khata Nos. 531/575, 603/539, 638/674 respectively. From the perusal of intkal No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated

05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iii) In the manner mentioned hereinabove **M/s Krisumi Corporation Pvt. Ltd.** became recorded owner of the land measuring 6 kanal and 18 marla comprised in rectangle No. 122, killa No. 24 (6-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.
- W. Tracing of title of the land measuring 4 kanal and 2 marla comprised in rectangle No. 132, killa No. 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :
- i) As per Jamabandis for year 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewat/Khata Nos. 460/568, 483/575, 544/622, 583/661 respectively, I note that Sh. Amar Singh s/o Sh. Bheem Singh was the recorded owner of 1/3rd share, Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh was the recorded owner of 1/3rd share, Smt. Muthri wd/o Sh. Shri Ram, S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram were the joint recorded owners of 7/24th share, S/Sh. Santu, Rajbeer alias Pappu ss/o Sh. Mula, Roshni, Subdo alias Yoti, Munesh dd/o Sh. Mula, Smt. Murti wd/o Sh. Moola were the joint recorded owners of 1/24th share of land measuring 6 kanal and 2 marla comprised in rectangle No. 132, killa No. 3 (6-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal alias Birju Lal sold his 1/3rd share in the said land measuring 6 kanal and 2 marla in favour of **M/s Bluejays Realttech Pvt. Ltd.** vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3750 I note that the said Smt. Muthri expired intestate leaving behind her legal heirs, viz., S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram those became the joint recorded owners of 1/28th share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho alias Mori, Munesh dd/o Sh. Moola became the joint recorded owners of 1/168th share by way of inheritance. From the perusal of intkal No. 3756 I note that the said S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram jointly sold their 2/7th share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho

alias Mori, Munesh dd/o Sh. Moola jointly sold their 1/21st share in the said land measuring 6 kanal and 2 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8229 on 24.06.2010.

- i) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 2/3rd share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3rd share of the said land measuring 6 kanal and 2 marla and it has been shown as owners of this land as per Jamabendi for year 2010-11 bearing Khewat/Khata No. 722/785. From the perusal of Intkal No. 3938 I note that the said land measuring 6 kanal and 2 marla alongwith other lands was partitioned amongst the land owners vide order dated 19.09.2011 passed by the Court of Nayab Tehsildar and Assistant Collector, 1st Grade in case No. 416/NT. By virtue of this partition the land measuring 4 kanal and 2 marla comprised in rectangle No. 132, killa No. 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the share of M/s Bluejays Realtech Pvt. Ltd.
- ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner and in possession of the said land measuring 4 kanal and 2 marla and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 817/873, 853/903 respectively. From the perusal of intkal No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 4 kanal and 2 marla comprised in rectangle No. 132, killa No. 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana

4. Nil Encumbrance Certificate :

I have searched the index register of Book No. I of the offices of Registrar, Gurugram and Sub-Registrars, Gurugram, Manesar, Harsaru for the period from 01.01.1994 to 24.10.2024 (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.

5. Final Certificate :

In the manner mentioned hereinabove M/s Krsiumi Corporation Pvt. Ltd. has become recorded owner of land measuring 219 kanal and 17 marla i.e. 27.48125 acres comprised in rectangle No. 2, killa Nos. 11/1 (4-4), 11/3 (1-1), 12/2 (2-10), 19/2 (0-9), 19/3 (1-4), 19/4 (1-19), rectangle No. 1 killa Nos. 15/1 (1-7), 15/4 (2-10), 16/1 (1-11), 16/2 (1-17), rectangle No. 2, killa Nos. 19/6 (2-0), 22 (8-0), rectangle No. 8, killa No. 3 (8-0), rectangle No. 2, killa Nos. 13 (2-4), 15/1 (2-2), 16/2 (4-0), 18 (8-0), 23 (8-0), 25/1 (4-0), 19/5 (1-1), 20 (8-0), 21/1 (2-9), rectangle No. 7, killa Nos. 1/2 (4-0), 2/2 (4-0), 9 (8-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, killa Nos. 5 (8-0), 6 (8-0) rectangle No. 2, Killa Nos. 19/1 (1-7), 12/5 (0-7), 12/1 (0-18), rectangle No. 1, killa Nos. 14/1 (3-10), 25/1 (0-9), rectangle No. 2, killa Nos. 14 (1-5), 17 (8-0), 24 (8-0), rectangle No. 1, killa Nos. 15/3 (3-2), 17/1/1 (2-8), 25/2 (2-13), 15/2 (1-6), 14/2 (1-12), 17/2 (5-2), 24/2/2 (5-19), 16/5 (2-8), 25/3 (4-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), 24 (6-18), rectangle No. 132, killa Nos. 1/2 (2-2), 2 (8-0), 9 (1-7), 3/1 (4-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. Project of Group Housing is being developed upon the above-mentioned land measuring 27.48125 acres after obtaining licenses from DTCP, Haryana and taking all necessary approvals and sanctions.

Yours Sincerely,

Vikas Bhardwaj

VIKAS BHARDWAJ,
ADVOCATE

Vikas Bhardwaj
Advocate
E.No. D/1521/2021

DDO Code: 0085 **E - CHALLAN** Candidate Copy
Government of Haryana

Valid Upto: 31-10-2024 (Cash) '0123018797'
25-10-2024 (Chq/DD)

QRN No. 0123018797 Date: 31 Oct 2024 17:10:48

Office Name: 0363-TEHSILDAR MANESAR

Treasury: Gurgaon

Period: (2024-25) One Time

Head of Account	Amount	₹
0030-03-104-99-51 Fees for Registration		15
PD-AcNo 0		
Deduction Amount: ₹	0	
Total Amount: ₹	15	
₹ Fifteen Rupees		

Tenderer's Detail

GPF/PRAVITI/Act. no./VehicleNo/Taxid:-

PAN No:

Tenderer's Name: Adv. Vikas Bhardwaj

Address: New Delhi

Particulars: Record Inspection Fee For Year From 2009 To 2024 Manesar

Cheque/DD-
Detail:


Depositor's Signature


FOR USE IN RECEIVING BANK


Bank CIV/Ref No: ZHMP91L03MCXGR
Payment Date: 24/10/2024

Bank: IDBI Aggregator

Status: Success

DDO Code: 0302		E - CHALLAN		Candidate Copy	
		Government of Haryana			
Valid Upto: 06-10-2024 (Cash)		"0121976532"			
		30-09-2024 (Chq/DD)			
GRN No. 0121976532		Date: 29 Sep 2024 17:07:08			
Office Name: 0082-TENSILDAR GURGAON					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account				Amount ₹	
0030-03-104-99-51 Fees for Registration				15	
PD AcNo 0					
Deduction Amount: ₹				0	
TotalNet Amount: ₹				15	
₹ Fifteen Rupees					
Tenderer's Detail					
GPF/PAN/TenAct. no/VehicleNo/Taxit.					
PAN No					
Tenderer's Name: Adu Vihar Shardaaj					
Address: New Delhi					
Particulars: Record Inspection Fee For Year From 1994 To 1997 Gurgaon					
Cheque/DD Detail:				 Depositor's Signature	
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		ZHMPK93010NK6B			
Payment Date:		29/09/2024			
Bank:		NGB Aggregator			
Series:		800000			

DDO Code: 0370		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 27-10-2024 (Cash)		"0122821279"		21-10-2024 (Chq/DD)	
GRN No.: 0122821279		Date: 20-Oct-2024 21:35:03			
Office Name: 0370-HEAD TENSILDAR HARSURU					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			15		
PD AcNo: 0					
Deduction Amount: ₹			0		
TotalNet Amount: ₹			15		
₹ Fifteen Rupees					
Tenderer's Detail					
GPF/FRAN/TIN/Accl no./Vehicle/No/Taxid:-					
PAN No:					
Tenderer's Name: Adv. Vikas Bhardwaj					
Address: New Delhi					
Particulars: Record Inspection Fee For Year From 2017 To 2024 Haryana					
Cheque/DD- Detail:				 Depositor's Signature	
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		ZHMPQJ703E5YDK			
Payment Date:		20/10/2024			
Bank:		IDBI Aggregator			
Status:		Success			

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 08-10-2024 (Cash)		"0121976721"		30-09-2024 (Chq/DD)	
GRN No.: 0121976721		Date: 28-Sep-2024 16:02:14			
Office Name: 0362-TENSILDAR GURGAON					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			15		
PD AcNo: 0					
Deduction Amount: ₹			0		
TotalNet Amount: ₹			15		
₹ Fifteen Rupees					
Tenderer's Detail					
GPF/FRAN/TIN/Accl no./Vehicle/No/Taxid:-					
PAN No:					
Tenderer's Name: Adv. Vikas Bhardwaj					
Address: New Delhi					
Particulars: Record Inspection Fee For Year From 1997 To 2017 Gurgaon					
Cheque/DD- Detail:				 Depositor's Signature	
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		ZHMPOLX020NWAX			
Payment Date:		29/09/2024			
Bank:		IDBI Aggregator			
Status:		Success			

VIKAS BHARDWAJ

ADVOCATE

E. No. : D/1521/01

Chamber :

271, Chander Shekhar Azad Block, District Courts Gurgaon.
E-mail : vikasadv13@gmail.com, Mob. : +91-9213257251

TO WHOMSOEVER CONCERN

October 24, 2024

Subj.: Legal Opinion in respect to land measuring 23 kanal and 4 marla i.e. 2.90 acres comprised in rectangle No. 2, killa Nos. 12/3 (0-8), 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 13/3 (1-12), 13/2 (0-16), 19/2 (2-0), 20/2 (2-0), 21 (8-0), rectangle No. 132, killa Nos. 1/1 (5-15), 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

Sir,

1. Immovable Property :

Land measuring 23 kanal and 4 marla i.e. 2.90 acres comprised in rectangle No. 2, killa Nos. 12/3 (0-8), 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 13/3 (1-12), 13/2 (0-16), 19/2 (2-0), 20/2 (2-0), 21 (8-0), rectangle No. 132, killa Nos. 1/1 (5-15), 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

2. Documents Examined :

- i) Original Sale Deed executed by Smt. Omwati in favour of M/s Bluejaya Realtech Pvt. Ltd. registered as document No. 8054 on 23.06.2010, in the office of Sub-Registrar, Gurgaon.
- ii) Original Sale Deed executed by S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh, Smt. Ratni Devi d/o Sh. Amar Singh and Smt. Prabho Devi wd/o Sh. Palram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Pal Ram in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 29392 on 19.03.2013, in the office of Sub-Registrar, Gurgaon.
- iii) Original Sale Deed executed by Smt. Reeta w/o Sh. Pritam Chauhan in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2053 on 19.12.2012, in the office of Sub-Registrar, Manesar.

- iv) Original Sale Deed executed by Sh. Sajit alias Sujit so Sh. Ram Chander, Smt. Sheela Devi, Saroj alias Sumantera, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram, Sh. Jagroop ss/o Sh. Udai Singh, Smt. Krishna, Kamla dd/o Sh. Udai Singh, Sh. Risaal s/o Sh. Udai Singh in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 85 on 10.04.2013, in the office of Sub-Registrar, Manesar.
- v) Original Sale Deed executed by Sh. Jagbir Singh s/o Sh. Khushi Ram in favour of M/s P.G. Propmart Pvt. Ltd. registered as document No. 2056 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- vi) Original order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021, in the office of Sub-Registrar, Harsaru.
- vii) Copy of license No. 166 of 2023 dated 18.08.2023, which is valid till 17.08.2028 issued by DGTCP, Haryana.
- viii) Copy of zoning plan issued by the competent authority bearing drawing No. 9506 dated 21.08.2023.
- ix) Copy of height NOC dated 07.12.2022 bearing No. AAI/RHQ/NR/ATM/NOC/2022/948/5058-5061 issued by AAI in respect to land situated in Village Sihi.
- x) Copy of height NOC dated 07.12.2022 bearing No. AAI/RHQ/NR/ATM/NOC/2022/945/5038-5041 issued by AAI in respect to land situated in Village Harsaru.
- xi) Copy of height NOC dated 07.12.2022 bearing No. AAI/RHQ/NR/ATM/NOC/2022/941/5042-5045 issued by AAI in respect to land situated in Villages Sihi and Harsaru.
- xii) Copy forest NOC dated 22.08.2023 for Village Sihi issued by Divisional Forest Officer, Gurugram.
- xiii) Copy forest NOC dated 22.08.2023 for Village Harsaru issued by Divisional Forest Officer, Gurugram.
- xiv) Copy of assurance dated 01.09.2023 bearing Memo No. GMDA/SEW/2023/804 for sewerage connection for discharge of 720 KLD surplus domestic treated effluent issued by the office of the Executive Engineer-V, SEW, Division, GMDA Gurugram.
- xv) Copy of assurance dated 01.09.2023 bearing Memo No. GMDA/SEW/2023/803 for supply of 250 KLD STP treated water for construction purpose issued by the office of the Executive Engineer-V, SEW, Division, GMDA Gurugram.

- xvi) Copy of assurance dated 06.09.2023 bearing Memo No. GMDA/Drainage/2023/613 for storm water connection issued by the office of the Executive Engineer-III, Drainage Division, GMDA Gurugram.
- xvii) Copy of NOC dated 06.09.2023 bearing Memo No. GMDA/SEW/2023/817 for use of treated waste water for construction of proposed group housing project issued by GMDA, Gurugram.
- xviii) Copy of assurance dated 06.09.2023 bearing Memo No. EE/Proj/GMDA/2023/508 of water supply of drinking water issued by GMDA, Gurugram.
- xix) Copy of NOC dated 13.09.2023 issued by D.C., Gurugram.
- xx) Copy of NEC dated 16.05.2023 issued by Tehsildar Maner in respect to land situated in Village Sihi.
- xxi) Copy of NEC dated 16.05.2023 issued by Naib Tehsildar Harsaru in respect to land situated in Village Harsaru.
- xxii) Copy of ownership report dated 09.06.2023 issued by D.C., Gurugram in respect to lands situated in Villages Harsaru and Sihi.
- xxiii) Certified copies of Jamabandis for years 1990-91, 1995-96, 2000-01, 2005-06, 2010-11, 2015-16, 2020-21 for Village Harsaru.
- xxiv) Certified copies of Jamabandis for years 1994-95, 1999-2000, 2004-05, 2009-10, 2014-15, 2019-20 for Village Sihi.
- xxv) Certified copies of intkals for Villages Sihi and Harsaru.

3. Tracing of title :

A. Tracing of title of the land measuring 12 kanal and 0 marla comprised in rectangle No. 122, kitta Nos. 19/2 (2-0), 20/2 (2-0), 21 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :

- i) As per Jamabandi for year 1990-91 bearing Khewat/Khata No. 258/334 I note that Smt. Mani Devi w/o Sh. Ashok Kumar was the recorded owner of 1/8th share, Sh. Jalpal s/o Sh. Shri Ram was the recorded owner of 1/8th share, Smt. Omwati d/o Sh. Khem Chand was the recorded owner of 1/4th share, Sh. Brij Lal s/o Sh. Dil Sukh was the recorded owner of 1/4th share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal s/o Sh. Amar Singh were the joint recorded owners of 1/4th share, inter-alia, of the land measuring 48 kanal and 0 marla comprised in rectangle No. 122, kitta Nos. 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Mani Devi

demised her $1/8^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to 2006. From the perusal of intkal No. 1968 I note that the said Sh. Jai Pal sold his $1/8^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of Smt. Urmila Kakkar w/o Sh. Suresh Kakkar vide Sale Deed registered as document No. 4450 on 05.09.1989.

- ii) In the manner mentioned hereinabove, the said Smt. Mani Devi w/o Sh. Ashok Kumar remained the recorded owner of $1/8^{\text{th}}$ share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of $1/8^{\text{th}}$ share, Smt. Omwati d/o Sh. Khem Chand remained the recorded owner of $1/4^{\text{th}}$ share, Sh. Brij Lal s/o Sh. Dil Sukh remained the recorded owner of $1/4^{\text{th}}$ share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of $1/4^{\text{th}}$ share of the land measuring 48 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 19 (8-0), 20 (8-0), 21 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Hansaru, Sub-Tehsil Hansaru, District Gurugram, Haryana and these persons were shown as joint recorded owners of this land as per Jamabandis for years 1995-96, 2000-01 bearing Khewat/Khata Nos. 279/347, 329/385 respectively. As per this Jamabandi, the said Smt. Mani Devi demised her $1/8^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to 2006. From the perusal of mutation entry No. 3112 I note that the Sh. Pat Ram expired intestate on 29.05.2005 leaving behind his legal heirs, viz., Smt. Prabho Devi (widow), S/Sh. Ashok, Vinod, Anoop (sons) those became the joint recorded owners of $1/12^{\text{th}}$ share of the said land measuring 48 kanal and 0 marla by way of inheritance.

- iii) In the manner mentioned hereinabove, the said Smt. Mani Devi w/o Sh. Ashok Kumar remained the recorded owner of $1/8^{\text{th}}$ share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of $1/8^{\text{th}}$ share, Smt. Omwati d/o Sh. Khem Chand remained the recorded owner of $1/4^{\text{th}}$ share, Sh. Brij Lal s/o Sh. Dil Sukh remained the recorded owner of $1/4^{\text{th}}$ share and S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of $1/6^{\text{th}}$ share, Smt. Prabho Devi wd/o Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram became the joint recorded owners of $1/12^{\text{th}}$ share of the land measuring 48 kanal and 0 marla and these persons were shown as recorded

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owners of this land as per Jamabandi for year 2005-06 bearing Khewat/Khata No. 365/423. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal sold his $1/4^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3754 I note that the said Smt. Omwati sold his $1/4^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8054 on 23.06.2010.

- iv) In the manner mentioned hereinabove, Smt. Mani Devi w/o Sh. Ashok Kumar remained the recorded owner of $1/8^{\text{th}}$ share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of $1/8^{\text{th}}$ share, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of $1/2^{\text{nd}}$ share and S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of $1/6^{\text{th}}$ share, Smt. Prabho Devi wd/o Sh. Patram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Patram became the joint recorded owners of $1/12^{\text{th}}$ share of the land measuring 48 kanal and 0 marla and these persons were shown as joint owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 462/504. As per this Jamabandi, the said Smt. Mani Devi demised her $1/8^{\text{th}}$ share in the said land measuring 48 kanal and 0 marla in favour of Smt. Janki Devi w/o Sh. Daulal Ram for the period from Kharif, 1989 to 2008. From the perusal of intkal No. 3937 I note that the said land measuring 48 kanal and 0 marla alongwith other lands was partitioned amongst the land owners vide order dated 05.09.2011 passed by the Court of Nayab Tehsildar and Assistant Collector, 1st Grade in case No. 417/NT. By virtue of this partition the said land measuring 24 kanal and 0 marla came to the share of the said Smt. Mani Devi w/o Sh. Ashok to the extent of $1/4^{\text{th}}$ share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar to the extent of $1/4^{\text{th}}$ share and S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh to the extent of $1/3^{\text{rd}}$ share and Smt. Prabho Devi wd/o Sh. Patram, S/sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram to the extent of $1/6^{\text{th}}$ share. Thereafter, the said S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh jointly sold their $1/3^{\text{rd}}$ share and Smt. Prabho Devi wd/o Sh. Patram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram jointly sold their $1/6^{\text{th}}$ share i.e. total share sold was $1/2^{\text{nd}}$ share in the said land measuring 24 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29392 on 19.03.2013 and this transaction was recorded in the revenue records vide mutation entry No. 4200 sanctioned on 28.03.2013. From the perusal of mutation entry

No. 4278 I note that the said land measuring 24 kanal and 0 marla was partitioned amongst the land owners vide order dated 20.07.2013 passed by the Court of Tehsildar cum Assistant Collector, 1st Grade, Gurgaon in case No. 52/Tech. By virtue of this partition land measuring 12 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 19/2 (2-0) [after division of killa No. 19 (8-0) into 19/1 (6-0) and 19/2 (2-0)], 20/2 (2-0) [after division of killa No. 20 (8-0) into 20/1 (6-0) and 20/2 (2-0)], 21 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the exclusive share and exclusive possession of the said M/s P.G. Propmart Pvt. Ltd.

v) In the manner mentioned hereinabove, the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner and in possession of the said land measuring 12 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 19/2 (2-0), 20/2 (2-0), 21 (8-0) and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 533/567, 567/601 respectively. From the perusal of intikal No. 5349 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

vi) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 12 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 19/2 (2-0), 20/2 (2-0), 21 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

B. Tracing of title of the land measuring 0 kanal and 16 marla comprised in rectangle No. 122, killa No. 13/2 (0-16), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana:

i) As per Jamabandi for year 1990-91 bearing Khewat/Khata No. 251/326 I note that Smt. Mani Devi w/o Sh. Ashok Kumar was the recorded owner of 4/45th share, Sh. Brij Lal s/o Sh. Dil Sukh was the recorded owner of 4/45th share, S/Sh. Rattan Lal, Pat Ram, Sukh Lal s/o Sh. Amar Singh were the joint recorded owners of 4/45th share, Sh. Sardar Singh s/o Sh. Baldev was the recorded owner of 1/15th share, Sh. Phool Singh

s/o Sh. Mutbanna, Smt. Bhagwati d/o Sh. Hardev were the joint recorded owners of 1/3rd share, S/Sh. Jile Singh, Ram Pal, Prakash s/o Sh. Ram Chander, Smt. Ramwati d/o Sh. Ram Chander were the joint recorded owners of 4/15th share, S/Sh. Bhudev, Sheoraj, Manoj s/o Sh. Raj Singh were the joint recorded owners of 1/15th share, inter-alia, of the land measuring 32 kanal and 0 marla comprised in rectangle No. 122, kila Nos. 10 (8-0), 11 (8-0), 12 (8-0), 13 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through S/Sh. Shri Ram, Amar Singh s/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of mutation entry No. 2098 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold his 4/45th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Mani Devi w/o Sh. Ashok Kumar vide Sale Deed registered as document No. 5593 on 04.08.1994. From the perusal of mutation entry No. 2196 I note that the said Sh. Ram Pal s/o Sh. Ram Chander, Smt. Ramwati d/o Sh. Ram Chander jointly sold their 2/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16193 on 20.03.1995. From the perusal of mutation entry No. 2197 I note that the said S/Sh. Bhudev, Sheoraj, Manoj s/o Sh. Raj Singh jointly sold their 1/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16194 on 20.03.1995. From the perusal of mutation entry No. 2198 I note that the said Smt. Bhagwati d/o Sh. Hardev sold her 1/6th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16172 on 20.03.1995. From the perusal of mutation entry No. 2199 I note that the said Sh. Phool Singh s/o Sh. Mutbanna sold his 1/6th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16171 on 20.03.1995. From the perusal of mutation entry No. 2356 I note that the said S/Sh. Rattan Lal, Pat Ram, Sukh Lal s/o Sh. Amar Singh sold their 4/45th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 250 on 08.04.1996.

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- ii) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar became the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 4/45th share, Sh. Sardar Singh s/o Sh. Baldev remained the recorded owner of 1/15th share, S/Sh. Jile Singh, Prakash ss/o Sh. Ram Chander became the joint recorded owners of 2/15th share of the said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 1096-96 bearing Khewat/Khata No. 273/340. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through S/Sh. Shri Ram, Amar Singh ss/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of intkai No. 2458 I note that the said Sh. Sardar Singh s/o Sh. Baldev sold his 1/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Omwati w/o Sh. Tule Ram vide Sale Deed registered as document No. 5894 on 29.06.1995. From the perusal of intkai No. 2642 I note that the said Sh. Jile Singh s/o Sh. Ram Chander sold his 1/15th share in favour of Sh. Brij Lal s/o Sh. Dil Sukh to the extent of 1/30th share and S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh to the extent of 1/30th share vide Sale Deed registered as document No. 10889 on 17.12.1998. From the perusal of intkai No. 2691 I note that the said Sh. Prakash s/o Sh. Ram Chander sold his 1/15th share in favour of Sh. Jai Pal s/o Sh. Shri Ram, S/Sh. Raj Pal, Hans Raj ss/o Sh. Shri Ram to the extent of 1/45th share, S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh to the extent of 1/45th share and Sh. Brij Lal s/o Sh. Dil Sukh to the extent of 1/45th share of the said land measuring 32 kanal and 0 marla vide Sale Deed registered as document No. 6612 on 10.10.1986. From the perusal of intkai No. 2692 I note that the said S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh jointly sold their 1/45th share or 25/1129th share of the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 251 on 06.04.1996. From the perusal of intkai No. 2693 I note that the said Sh. Jai Pal s/o Sh. Shri Ram, S/Sh. Raj Pal, Hans Raj ss/o Sh. Shri Ram jointly sold their 1/45th share or 25/1129th share of the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 90 on 03.04.1996.

Note: Mutation entries Nos. 2253, 2254 and 2255 were later-on cancelled by the Collector by way of review (nazar sani).

- iii) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, Smt. Omwati w/o Sh. Tule Ram became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/30th share of the

said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2000-01 bearing Khewat/Khata No. 323/379. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through S/Sh. Shri Ram, Amar Singh ss/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of mutation entry No. 3112 I note that the Sh. Pat Ram expired intestate on 29.05.2005 leaving behind his legal heirs, viz., Smt. Prabho Devi (widow), S/Sh. Ashok, Vinod, Anoop (sons) those became the joint recorded owners of 1/80th share of the said land measuring 32 kanal and 0 marla by way of inheritance.

- (iv) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, Smt. Omwati w/o Sh. Tule Ram became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/45th share, Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2005-06 bearing Khewat/Khata No. 359/415. In this Jamabandi these persons were shown to be having self-possession. From the perusal of intkal No. 3754 I note that the said Smt. Omwati w/o Sh. Tule Ram sold 1/15th share in the said land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 11 (8-0, 12 (8-0), 13 (8-0), in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8054 on 23.06.2010.

- v) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/45th share, Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram became the joint recorded owners of 1/90th share of the said land measuring 24 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 455/497. From the perusal of intkal No. 4072 I note that the said Smt. Sangita Godi w/o Sh. Hans Raj Godi sold 2/15th share in the said land measuring 24 kanal and 0 marla in favour of S/Sh. Sandeep, Harkesh ss/o Sh. Suraj Mal vide Sale Deed registered as document No. 10273 on 24.07.2012. From the perusal of intkal No. 4197 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold 1/30th share (out of the said

1/18th share) in the said land measuring 24 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29425 on 20.03.2013. From the perusal of intkal No. 4200 I note that the said Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram jointly sold their 1/90th share, S/Sh. Rattan Lal, Sukh Lal ss/o Sh. Amar Singh jointly sold their 2/90th share i.e. total share sold is 1/30th share in the said land measuring 24 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29392 on 19.03.2013. From the perusal of intkal No. 4225 I note that the said land measuring 24 kanal and 0 marla alongwith other lands was partitioned amongst the land owners vide order dated 30.04.2013 passed by the Court of Sh. Ramesh Singha, Tehsildar in case No. 38/T. By virtue of this partition the said land measuring 0 kanal and 16 marla comprised in rectangle No. 122, kila No. 13/2 (0-16) [after division of kila No. 13 (8-0) into 13/1 (5-12), 13/2 (0-16) and 13/3 (1-12)], situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the exclusive share of M/s P.G. Propmart Pvt. Ltd.

vi) In the manner mentioned hereinabove, M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 16 marla those were shown as owners of this land as per Jamabandi for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 517/548, 546/576 respectively. From the perusal of intkal No. 5349 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

vii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 0 kanal and 16 marla comprised in rectangle No. 122, kila No. 13/2 (0-16), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

C. Tracing of title of the land measuring 1 kanal and 12 marla comprised in rectangle No. 122, kila No. 13/3 (1-12), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :

i) As per Jamabandi for year 1990-91 bearing Khewat/Khata No. 251/326 I note that Smt. Mani Devi w/o Sh. Ashok Kumar was the recorded owner of 4/45th share, Sh. Biraj Lal s/o Sh. Dil Sukh was the recorded owner of 4/45th share, S/Sh. Rattan Lal, Pat Ram, Sukh Lal ss/o Sh. Amar Singh were the joint recorded owners of 4/45th share, Sh. Sardar Singh s/o Sh. Baldev was the recorded owner of 1/15th share, Sh. Phool Singh

s/o Sh. Mutbanna, Smt. Bhagwani d/o Sh. Hardev were the joint recorded owners of 1/3rd share, S/Sh. Jile Singh, Ram Pal, Prakash ss/o Sh. Ram Chander, Smt. Ramwati d/o Sh. Ram Chander were the joint recorded owners of 4/15th share, S/Sh. Bhudev, Sheoraj, Manoj ss/o Sh. Raj Singh were the joint recorded owners of 1/15th share, inter alia, of the land measuring 32 kanal and 0 marla comprised in rectangle No. 122, Killa Nos. 10 (8-0), 11 (8-0), 12 (8-0), 13 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 4/45th share through S/Sh. Shri Ram, Amar Singh ss/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of mutation entry No. 2099 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold his 4/45th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Mani Devi w/o Sh. Ashok Kumar vide Sale Deed registered as document No. 5593 on 04.08.1994. From the perusal of mutation entry No. 2196 I note that the said Sh. Ram Pal s/o Sh. Ram Chander, Smt. Ramwati d/o Sh. Ram Chander jointly sold their 2/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16193 on 20.03.1995. From the perusal of mutation entry No. 2197 I note that the said S/Sh. Bhudev, Sheoraj, Manoj ss/o Sh. Raj Singh jointly sold their 1/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16194 on 20.03.1995. From the perusal of mutation entry No. 2198 I note that the said Smt. Bhagwani d/o Sh. Hardev sold her 1/6th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16172 on 20.03.1995. From the perusal of mutation entry No. 2199 I note that the said Sh. Phool Singh s/o Sh. Mutbanna sold his 1/6th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Manni Kakkar w/o Sh. Ashok Kakkar vide Sale Deed registered as document No. 16171 on 20.03.1995. From the perusal of mutation entry No. 2356 I note that the said S/Sh. Rattan Lal, Pat Ram, Sukh Lal ss/o Sh. Amar Singh sold their 4/45th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 250 on 08.04.1996.

- ii) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar became the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 4/45th share, Sh. Sardar Singh s/o Sh. Baldev remained the recorded owner of 1/15th share, S/Sh. Jile Singh, Prakash ss/o Sh. Ram Chander became the joint recorded owners of 2/15th share of the said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 1905-96 bearing Khewat/Khata No. 273/340. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through S/Sh. Shri Ram, Amar Singh ss/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of intkai No. 2458 I note that the said Sh. Sardar Singh s/o Sh. Baldev sold his 1/15th share in the said land measuring 32 kanal and 0 marla in favour of Smt. Omwati w/o Sh. Tule Ram vide Sale Deed registered as document No. 5894 on 29.06.1995. From the perusal of intkai No. 2642 I note that the said Sh. Jile Singh s/o Sh. Ram Chander sold his 1/15th share in favour of Sh. Brij Lal s/o Sh. Dil Sukh to the extent of 1/30th share and S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh to the extent of 1/30th share vide Sale Deed registered as document No. 10889 on 17.12.1998. From the perusal of intkai No. 2691 I note that the said Sh. Prakash s/o Sh. Ram Chander sold his 1/15th share in favour of Sh. Jai Pal s/o Sh. Shri Ram, S/Sh. Raj Pal, Hans Raj ss/o Sh. Shri Ram to the extent of 1/45th share, S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh to the extent of 1/45th share and Sh. Brij Lal s/o Sh. Dil Sukh to the extent of 1/45th share of the said land measuring 32 kanal and 0 marla vide Sale Deed registered as document No. 6612 on 10.10.1998. From the perusal of intkai No. 2692 I note that the said S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh jointly sold their 1/45th share or 25/1129th share of the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 251 on 08.04.1996. From the perusal of intkai No. 2693 I note that the said Sh. Jai Pal s/o Sh. Shri Ram, S/Sh. Raj Pal, Hans Raj ss/o Sh. Shri Ram jointly sold their 1/45th share or 25/1129th share of the said land measuring 32 kanal and 0 marla in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 90 on 03.04.1996.

Note: Mutation entries Nos. 2253, 2254 and 2255 were later-on cancelled by the Collector by way of review (nazar sari).

- iii) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, Smt. Omwati w/o Sh. Tule Ram became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Pat Ram, Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/30th share of the

said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2000-01 bearing Khewat/Khata No. 323/379. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through S/Sh. Sirti Ram, Amar Singh s/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marla. From the perusal of mutation entry No. 3112 I note that the Sh. Pat Ram expired intestate on 29.05.2005 leaving behind his legal heirs, viz., Smt. Prabho Devi (widow), S/Sh. Ashok, Vinod, Anoop (sons) those became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marla by way of inheritance.

- iv) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, Smt. Omwati w/o Sh. Tule Ram became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/45th share, Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2005-06 bearing Khewat/Khata No. 359/415. In this Jamabandi these persons were shown to be having self-possession. From the perusal of intkal No. 3754 I note that the said Smt. Omwati w/o Sh. Tule Ram sold 1/15th share in the said land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 11 (8-0), 12 (8-0), 13 (8-0), in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8054 on 23.06.2010.
- v) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45th share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 2/15th share, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 1/15th share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Rattan Lal, Sukh Lal ss/o Sh. Amar Singh became the recorded owner of 1/45th share, Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram became the joint recorded owners of 1/90th share of the said land measuring 24 kanal and 0 marla those were shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 455/497. From the perusal of intkal No. 4072 I note that the said Smt. Sangita Godi w/o Sh. Hans Raj Godi sold 2/15th share in the said land measuring 24 kanal and 0 marla in favour of S/Sh. Sandeep, Harkesh ss/o Sh. Suraj Mal vide Sale Deed registered as document No. 10273 on 24.07.2012. From the perusal of intkal No. 4197 I note that the said Sh. Brij Lal s/o Sh. Dil Sukh sold 1/30th share (out of the said

1/18th share) in the said land measuring 24 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29425 on 20.03.2013. From the perusal of intkal No. 4200 I note that the said Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sons of Sh. Pat Ram jointly sold their 1/90th share, S/Sh. Rattan Lal, Sukh Lal s/o Sh. Amar Singh jointly sold their 2/90th share i.e. total share sold was 1/30th share in the said land measuring 24 kanal and 0 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29392 on 19.03.2013. From the perusal of intkal No. 4225 I note that the said land measuring 24 kanal and 0 marla alongwith other lands was partitioned amongst the land owners vide order dated 30.04.2013 passed by the Court of Sh. Ramesh Singha, Tehsildar in case No. 38/T. By virtue of this partition the said land measuring 1 kanal and 12 marla comprised in rectangle No. 122, killa No. 13/3 (1-12) [after division of killa No. 13 (8-0) into 13/1 (5-12), 13/2 (0-16) and 13/3 (1-12)], situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the exclusive share of M/s Bluejays Realtech Pvt. Ltd.

- vi) In the manner mentioned hereinabove, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 12 marla which was shown as owners of this land as per Jamabandi for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 516/547, 545/575 respectively. From the perusal of intkal No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- vii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 12 marla comprised in rectangle No. 122, killa No. 13/3 (1-12), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.
- D. Tracing of title of the land measuring 5 kanal and 15 marla comprised in rectangle No. 132, killa No. 1/1 (5-15), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :
 - i) As per Jamabandi for year 1990-91, 1995-96 bearing Khewat Nos. 605, 640 respectively Provincial Government was the recorded owner of land measuring 7 kanal and 18 marla comprised in rectangle No. 132, killa Nos. 1 (7-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. From the perusal of intkal No. 2433 I note that vide order dated 06.12.1996 passed by the Court of

SDO, Gurgaon in case No. 881 the said land measuring 7 kanal and 18 marla came to the joint shares of Sh. Amar Singh s/o Sh. Bheem Singh and Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh. From the perusal of intkal No. 2605 I note that the said Sh. Amar Singh sold 1/12th share (out of his 1/2nd share) in the said land measuring 7 kanal and 18 marla in favour of Sh. Rajbeer Singh s/o Sh. Moola Ram vide Sale Deed registered as document No. 5136 on 13.07.1998. From the perusal of intkal No. 2608 I note that the said Sh. Amar Singh sold 1/12th share in the said land measuring 7 kanal and 18 marla in favour of Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh vide Sale Deed registered as document No. 3845 on 11.06.1998.

- ii) In the manner mentioned hereinabove, Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3rd share, Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owners of 7/12th share, Sh. Rajbeer Singh s/o Sh. Moola Ram became the recorded owner of 1/12th share of land measuring 7 kanal and 18 marla comprised in rectangle No. 132, killa No. 1 (7-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana and these were shown as recorded owners of this land as per Jamabandis for year 2000-01, 2005-06 bearing Khewat/Khata Nos. 710/921, 753/860 readwith bader No. 2 for Jamabandi for year 2005-06. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal sold his 7/12th share in the said land measuring 7 kanal and 18 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3753 I note that the said Sh. Rajbeer Singh sold his 1/12th share in the said land measuring 7 kanal and 18 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8227 on 24.06.2010.

- iii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 2/3rd share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3rd share of the said land measuring 7 kanal and 18 marla and it has been shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 908/994. From the perusal of intkal No. 3939 I note that the said land measuring 7 kanal and 18 marla alongwith other lands was partitioned amongst the land owners vide order dated 09.09.2011 passed by the Court of Tehsildar and

Assistant Collector, 1st Grade in case No. 418/NT. By virtue of this partition land measuring 5 kanal and 15 marla comprised in rectangle No. 132, killa Nos. 1/1 (5-16) (after division of killa No. 1 (7-18) into 1/1 (5-16) and 1/2 (2-2)), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the share of Sh. Amar Singh s/o Sh. Bheem Singh. From the perusal of intikal No. 4182 I note that the said Sh. Amar Singh expired intestate leaving behind his legal heirs, viz., S/Sh. Rattan Lal, Pat Ram, Sukh Pal (sons), Smt. Ratni Devi (daughter) those became the joint recorded owners of the said land measuring 5 kanal and 15 marla by way of inheritance. From the perusal of intikal No. 4193 I note that the said Sh. Pat Ram expired intestate leaving behind his legal heirs, viz., Smt. Prabho Devi (widow), S/Sh. Ashok Kumar, Vinod Kumar, Anoop Singh (sons) those became the joint recorded owners of 1/4th share of the said land measuring 5 kanal and 15 marla by way of inheritance. Thereafter, the said S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh, Smt. Ratni Devi d/o Sh. Amar Singh jointly sold their 3/4th share, Smt. Prabho Devi wd/o Sh. Patram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram jointly sold their 1/4th share i.e. entire share of the said land measuring 5 kanal and 15 marla was sold in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 28392 on 19.03.2013 and this transaction was recorded in the revenue records vide mutation entry No. 4200 sanctioned on 28.03.2013.

- iii) In the manner mentioned hereinabove, the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner and in possession of the said land measuring 5 kanal and 15 marla and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 1012/1092, 1048/1122 respectively. From the perusal of intikal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Kirsumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- iv) In the manner mentioned hereinabove M/s Kirsumi Corporation Pvt. Ltd. became recorded owner of the land measuring 5 kanal and 15 marla comprised in rectangle No.

132, killa No. 1/1 (5-15), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

E. Tracing of title of the land measuring 2 kanal and 1 marla comprised in rectangle No. 132, killa No. 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :

- i) As per Jamabandis for year 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewat/Khata Nos. 480/568, 483/575, 544/622, 583/661 respectively, I note that Sh. Amar Singh s/o Sh. Bheem Singh was the recorded owner of 1/3rd share, Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh was the recorded owner of 1/3rd share, Smt. Muthri wd/o Sh. Shri Ram, S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram were the joint recorded owners of 7/24th share, S/Sh. Santu, Rajbeer alias Pappu ss/o Sh. Mula, Roshni, Subdo alias Yohi, Munesh dd/o Sh. Mula, Smt. Murti wd/o Sh. Moola were the joint recorded owners of 1/24th share of land measuring 6 kanal and 2 marla comprised in rectangle No. 132, killa No. 3 (6-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. From the perusal of intkal No. 3442 I note that the said Sh. Brij Lal alias Birju Lal sold his 1/3rd share in the said land measuring 6 kanal and 2 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8928 on 08.07.2008. From the perusal of intkal No. 3750 I note that the said Smt. Muthri expired intestate leaving behind her legal heirs, viz., S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram those became the joint recorded owners of 1/28th share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho alias Mori, Munesh dd/o Sh. Moola became the joint recorded owners of 1/168th share by way of inheritance. From the perusal of intkal No. 3756 I note that the said S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram jointly sold their 2/7th share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho alias Mori, Munesh dd/o Sh. Moola jointly sold their 1/21st share in the said land measuring 6 kanal and 2 marla in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8229 on 24.06.2010

ii) In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of $2/3^{\text{rd}}$ share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of $1/3^{\text{rd}}$ share of the said land measuring 6 kanal and 2 marla and it has been shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 722/785. From the perusal of intkal No. 3938 I note that the said land measuring 6 kanal and 2 marla alongwith other lands was partitioned amongst the land owners vide order dated 19.09.2011 passed by the Court of Nayab Tehsildar and Assistant Collector, 1st Grade in case No. 416/NT. By virtue of this partition the land measuring 2 kanal and 1 marla comprised in rectangle No. 132, kitta No. 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the share of Sh. Amar Singh s/o Sh. Bheem Singh. From the perusal of intkal No. 4182 I note that the said Sh. Amar Singh expired intestate leaving behind his legal heirs, viz., S/Sh. Rattan Lal, Pat Ram, Sukh Pal (sons), Smt. Ratni Devi (daughter) those became the joint recorded owners of the said land measuring 2 kanal and 1 marla by way of inheritance. From the perusal of intkal No. 4193 I note that the said Sh. Pat Ram expired intestate leaving behind his legal heirs, viz., Smt. Prabho Devi (widow), S/Sh. Ashok Kumar, Vinod Kumar, Anoop Singh (sons) those became the joint recorded owners of $1/4^{\text{th}}$ share of the said land measuring 2 kanal and 1 marla by way of inheritance. Thereafter, the said S/Sh. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh, Smt. Ratni Devi d/o Sh. Amar Singh jointly sold their $3/4^{\text{th}}$ share, Smt. Prabho Devi wd/o Sh. Patram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram jointly sold their $1/4^{\text{th}}$ share i.e. entire share in the said land measuring 2 kanal and 1 marla was sold in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 29382 on 19.03.2013 and this transaction was recorded in the revenue records vide mutation entry No. 4200 sanctioned on 28.03.2013.

iii) In the manner mentioned hereinabove, the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner and in possession of the said land measuring 2 kanal and 1 marla and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 818/874, 854/904 respectively. From the perusal of intkal No. 3536 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020

passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 2 kanal and 1 marla comprised in rectangle No. 132, killa No. 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

F. Tracing of title of the land measuring 0 kanal and 8 marla comprised in rectangle No. 2, killa No. 12/3 (0-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :

- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 363/400 readwith badar No. 22 for Jamabandi for year 2004-05 I note that Sh. Sanjit Kumar s/o Sh. Ram Chander, Smt. Sheela Devi, Sumantera, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram Chander were the joint recorded owners of 1/18th share, S/Sh. Rishat, Jagroop ss/o Sh. Udai Singh, Smt. Krishna, Kamla dd/o Sh. Udai Singh, Smt. Brij o wd/o Sh. Udai Singh were the joint recorded owners of 5/18th share, Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 2/9th share, S/Sh. Azad, Ajeet, Ajay sa/o Sh. Tara Chand were the joint recorded owners of 1/9th share. Sh. Bhodu alias Bhodu Ram s/o Sh. Ram Prasad was the recorded owner of 1/3rd share of the land measuring 0 kanal and 8 marla comprised in rectangle No. 2, killa No. 12/3 (0-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 1979 I note that the said Sh. Bodu expired on 06.01.1995 intestate leaving behind his legal heirs, viz., Smt. Kamla (widow), Smt. Dayawati (daughter) and Sh. Deva Nand (son) those became the joint recorded owners of 1/3rd share of the said land measuring 0 kanal and 8 marla by way of inheritance.

- ii) In the manner mentioned hereinabove, Sh. Sanjit Kumar s/o Sh. Ram Chander, Smt. Sheela Devi, Saroj alias Sumantera, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram Chander were the joint recorded owners of

1/18th share, S/Sh. Risal, Jagroop ss/o Sh. Udai Singh, Smt. Krishna, Kamla dd/o Sh. Udai Singh, Smt. Brilj wd/o Sh. Udai Singh were the joint recorded owners of 5/18th share, Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 2/9th share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand were the joint recorded owners of 1/9th share, Smt. Kamla wd/o Sh. Bhodu, Smt. Dayawati d/o Sh. Bhodu and Sh. Deva Nand s/o Sh. Bhodu became the joint recorded owners of 1/3rd share of the land measuring 0 kanal and 8 marla and these were shown as owners of this land as per Jamabandi for years 1999-2000, 2004-05, 2009-10 bearing Khewat/Khata Nos. 360/400, 376/406, 423/447 respectively read with badar No. 22 for Jamabandi for year 2004-05. From the perusal of intikal No. 2536 I note that the said Smt. Dayawati gifted her 1/9th share in the said land measuring 0 kanal and 8 marla in favour of Sh. Deva Nand s/o Sh. Bhodu vide Gift Deed registered as document No. 26783 on 19.02.2008. From the perusal of intikal No. 2743 I note that Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi jointly sold their 2/9th share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand jointly sold their 1/9th share i.e. total share sold was 1/3rd share in the said land measuring 0 kanal and 8 marla in favour of Sh. Jagbir Singh s/o Sh. Khushi Ram vide Sale Deed registered as document No. 1100 on 28.09.2010. From the perusal of intikal No. 2786 I note that Smt. Kamla wd/o Sh. Bhodu sold her 1/9th share and Sh. Deva Nand s/o Sh. Bhodu sold his 2/9th share i.e. total share sold was 1/3rd share in the said land measuring 0 kanal and 8 marla in favour of Smt. Reeta w/o Sh. Pritam Chauhan vide Sale Deed registered as document No. 3068 on 25.03.2011. From the perusal of intikal No. 2982 I note that the said Smt. Reeta w/o Sh. Pritam Chauhan sold her 1/3rd share in the said land measuring 0 kanal and 8 marla in favour of M/s P.G. Promart Pvt. Ltd. vide Sale Deed registered as document No. 2053 on 19.12.2012. From the perusal of intikal No. 2990 I note that the said Smt. Brilj wd/o Sh. Udai Singh expired on 18.11.2001 leaving behind will which was registered as document No. 560 on 25.01.1999 leaving behind her legal heirs, viz., Sh. Risal s/o Sh. Udai Singh who became owner of 1/54th share, Sh. Jagroop s/o Sh. Udai who became owner of 1/54th share and Sh. Sajit alias Sanjiv so Sh. Ram Chander who became the owner of 1/54th share of the said land measuring 0 kanal and 8 marla. From the perusal of intikal No. 2996 I note that the said Sh. Sajit alias Sanjit so Sh. Ram Chander sold his 1/36th share, Smt. Sheela Devi, Saroj alias Sumantera, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram jointly sold their 5/108th share, Sh. Jagroop ss/o Sh. Udai Singh sold his 4/54th

share, Smt. Krishna, Kamla dd/o Sh. Uday Singh jointly sold their 1/9th share, Sh. Risaal s/o Sh. Uday Singh sold his 4/54th share i.e. total share sold was 1/3rd share of the said land measuring 0 kanal and 8 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 85 on 10.04.2013. From the perusal of intkal No. 2965 I note that the said Sh. Jagbir Singh s/o Sh. Khushi Ram sold his 1/3rd share in the said land measuring 0 kanal and 8 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 2056 on 19.12.2012.

- iii) In the manner mentioned hereinabove, M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 8 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat/Khata Nos. 486/503, 488/504 respectively. From the perusal of intkal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021. As per averments made in the said Jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 Kanal and 8 marla for setting up of group housing colony which was recorded vide rapet No. 1163 dated 16.08.2024.
- iv) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 0 kanal and 8 marla comprised in rectangle No. 2, killa No. 12/3 (0-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.
- G. Tracing of title of the land measuring 0 kanal and 12 marla comprised in rectangle No. 2, killa No. 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana :
 - i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05, 2009-10 bearing Khewat/Khata Nos. 362/399, 359/399, 375/407, 422/446 respectively I note that Sh. Sanjit Kumar s/o Sh. Ram Chander, Smt. Sheela Devi, Sumanlara, Sadhna Rani, Suvita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram Chander were the joint recorded owners of 1/12th share, S/Sh. Risaal, Jagroop ss/o Sh. Uday Singh, Smt.

Krishna, Kamla dd/o Sh. Udai Singh, Smt. Birjo wd/o Sh. Udai Singh were the joint recorded owners of 5/12th share, Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 1/3rd share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand were the joint recorded owners of 1/6th share of the land measuring 0 kanal and 12 marla comprised in rectangle No. 2, killa No. 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2743 I note that Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi jointly sold their 1/3rd share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand jointly sold their 1/6th share i.e. total share sold was 1/2nd share in the said land measuring 0 kanal and 12 marla in favour of Sh. Jagbir Singh s/o Sh. Khushi Ram vide Sale Deed registered as document No. 1100 on 28.09.2010. From the perusal of intkal No. 2965 I note that the said Sh. Jagbir Singh s/o Sh. Khushi Ram sold his 1/2nd share in the said land measuring 0 kanal and 12 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 2056 on 19.12.2012. From the perusal of intkal No. 2990 I note that the said Smt. Birji alias Birjo wd/o Sh. Udai Singh expired on 18.11.2001 leaving behind will which was registered as document No. 560 on 25.01.1999 leaving behind her legal heirs, viz., Sh. Risal s/o Sh. Udai Singh who became owner of 1/36th share, Sh. Jagroop s/o Sh. Udai who became owner of 1/36th share and Sh. Sajit alias Sujit so Sh. Ram Chander who became the owner of 1/36th share of the said land measuring 0 kanal and 8 marla. From the perusal of intkal No. 2996 I note that the said Sh. Sajit alias Sujit so Sh. Ram Chander sold his 1/24th share, Smt. Sheela Devi, Saroj alias Sumantara, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram jointly sold their 5/72nd share, Sh. Jagroop ss/o Sh. Udai Singh sold his 1/9th share, Sh. Risal s/o Sh. Udai Singh sold his 1/9th share, Smt. Krishna, Kamla dd/o Sh. Udai Singh jointly sold their 1/6th share i.e. total share sold was 1/2nd share of the said land measuring 0 kanal and 12 marla in favour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 85 on 10.04.2013.

- ii) In the manner mentioned hereinabove, M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 12 marla and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat Nos. 484, 486 respectively. From the perusal of intkal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s

Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021. As per averments made in the said jamabandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 Kanal and 12 marla for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

- iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 0 kanal and 12 marla comprised in rectangle No. 2, killa No. 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana.

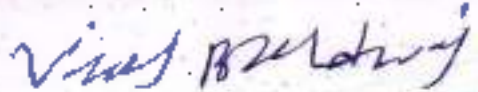
4. Nil Encumbrance Certificate :

I have searched the index register of Book No. 1 of the offices of Registrar, Gurugram and Sub-Registrars, Gurugram, Manesar, Harsaru for the period from 01.01.1994 to 24.10.2024 (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.

5. Final Certificate :

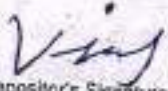
In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. has become recorded owner of land measuring 23 kanal and 4 marla i.e. 2.90 acres comprised in rectangle No. 2, killa Nos. 12/3 (0-8), 12/4 (0-12), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, killa Nos. 13/3 (1-12), 13/2 (0-16), 19/2 (2-0), 20/2 (2-0), 21 (8-0), rectangle No. 132, killa Nos. 1/1 (5-15), 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. Project of Group Housing is being developed upon the above-mentioned land measuring 2.90 acres after obtaining licenses from DTCP, Haryana and taking all necessary approvals and sanctions.

Yours Sincerely,


VIKAS BHARDWAJ,
ADVOCATE

Vikas Bhardwaj
Advocate

000 Code: 0063 E - CHALLAN Candidate Copy Government of Haryana	
Valid Upto: 31-10-2024 (Cash) "0123019022" 25-10-2024 (Chq/DD)	
GRN No: 0123019022	Date: 24 Oct 2024 17:15:23
Office Name: 0063-TEHSILDAR MANESAR	
Treasury: Gurgaon	
Period: (2024-25), One Time	
Head of Account	
0030-03-104-99-51 Fees for Registration	Amount ₹ 15
PD Apts 0	
Deduction Amount: ₹ 0	
Total/Net Amount: ₹ 15	
₹ Fifteen Rupees	
Tenderer's Detail	
OFF/PLAT/VEH/ no./VehicleNo/Taxit:-	
PAN No:	
Tenderer's Name: Ashwini Bhardwaj	
Address: New Delhi	
Particulars: Record Inspection Fee For Year From 2009 To 2024 Manesar	
Cheque/DD- Detail:	
Depositor's Signature: <i>Vijay</i>	
FOR USE IN RECEIVING BANK	
Bank Ctr/Ref No: ZHMPL4Z03MDARA	
Payment Date: 24/10/2024	
Bank: IDBI Agra	
Branch: Sudhansu	

DDC Code: 0328		E - CHALLAN		Candidate Copy	
Government of Haryana					
Valid Up to:		27-10-2024 (Cash)		*0122821298*	
		21-10-2024 (Chq/DD)			
GRN No.:		0122821298		Date: 20 Oct 2024 21:36:47	
Office Name:		0370-RANG TEHSILWAR HARSURU			
Treasury:		Gurgaon			
Project:		(5624-25) One Time			
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			15		
PD A/c No.			0		
Deduction Amount ₹			0		
Total/Paid Amount ₹			15		
₹ Fifteen Rupees					
Tenderer's Detail					
GPF/GRANT/URGE, no./Vehicle/No/Model:-					
PAN No:					
Tenderer's Name:		Adv Vikas Bhardwaj			
Address:		New Delhi			
Particulars:		Record Inspection Fee For Year From 2017 To 2024 Harsuru			
Cheque/DD- Detail:		 Depositor's Signature			
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		ZHMPD8103E62XP			
Payment Date:		20/10/2024			
Bank:		IDBI Aggregator			
Status:		Success			

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Up to: 06-10-2024 (Cash) "0121976671" 30-09-2024 (Chq/DD)				
GRN No.: 0121976671		Date: 29 Sep 2024 17:59:28		
Office Name: 0362-TEHSILDAR GURGAON				
Treasury: Gurgaon				
Period: (2024-25) One Time				
Head of Account			Amount	₹
0030-03-104-99-51 Fees for Registration			15	
PD AcNo 0				
Deduction Amount ₹ 0				
Total/Paid Amount ₹ 15				
₹ Fifteen Rupees				
Tenderer's Detail				
GPF/PRANT/Inst. no./VehicleNo/Taxit:-				
PAN No:				
Tenderer's Name: ADR Vikas Bhardwaj				
Address: New Delhi				
Particulars: Record Inspection Fee For Year From 1994 To 1997 Gurgaon				
Cheque/DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank Chq/Ref No: ZHMPVHA0020060				
Payment Date: 29/09/2024				
Bank: IDBI Aggregator				
Status: Success				

DDO Code: 0362		E - CHALLAN Government of Haryana		Candidate Copy
Valid Up to: 27-10-2024 (Cash) "0122821221" 21-10-2024 (Chq/DD)				
GRN No.: 0122821221		Date: 20 Oct 2024 21:27:20		
Office Name: 0362-TEHSILDAR GURGAON				
Treasury: Gurgaon				
Period: (2024-25) One Time				
Head of Account			Amount	₹
0030-03-104-99-51 Fees for Registration			15	
PD AcNo 0				
Deduction Amount ₹ 0				
Total/Paid Amount ₹ 15				
₹ Fifteen Rupees				
Tenderer's Detail				
GPF/PRANT/Inst. no./VehicleNo/Taxit:-				
PAN No:				
Tenderer's Name: ADR Vikas Bhardwaj				
Address: New Delhi				
Particulars: Record Inspection Fee For Year From 1997 To 2017 Gurgaon				
Cheque/DD- Detail:				
Depositor's Signature				
FOR USE IN RECEIVING BANK				
Bank Chq/Ref No: ZHMPDCN006594T				
Payment Date: 20/10/2024				
Bank: IDBI Aggregator				
Status: Success				

VIKAS BHARDWAJ

ADVOCATE

E. No. : D/1521/01

Chamber :

271, Chander Shekhar Azad Block, District Courts Gurgaon.
E-mail : vikasadv13@gmail.com, Mob. : +91-9213257251

TO WHOMSOEVER CONCERN

October 24, 2024

Sub.: Legal Opinion in respect to land measuring 24 kanal and 0 marla i.e. 3.00 acres comprised in rectangle No. 122, killa Nos. 15 (8-0), 16 (8-0), 17 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

Sir,

1. Immovable Property :

Land measuring 24 kanal and 0 marla i.e. 3.00 acres comprised in rectangle No. 122, killa Nos. 15 (8-0), 16 (8-0), 17 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

2. Documents Examined :

- i) Original Sale Deed dated 25.09.2023 executed by Sh. Sudhir Kumar s/o Sh. Om Prakash in favour of M/s Namo Lands Pvt. Ltd. vide Sale Deed registered as document No. 5830 on 25.09.2023, in the office of Sub-Registrar, Harsaru.
- ii) Original Collaboration Agreement dated 27.03.2024 executed between M/s Namo Lands Pvt. Ltd. and M/s Krisumi Corporation Pvt. Ltd. which was registered as document No. 11115 on 05.03.2024, in the office of Sub-Registrar, Harsaru.
- iii) Original Addendum to Collaboration Agreement dated 27.03.2024 executed between M/s Namo Lands Pvt. Ltd. and M/s Krisumi Corporation Pvt. Ltd. which was registered as document No. 11832 on 27.03.2024, in the office of Sub-Registrar, Harsaru.
- iv) Copy of license no. 71 of 2024 dated 28.06.2024, which is valid till 27.06.2029 issued by DGTCP, Haryana

3. Tracing of title :

- i) From the perusal of Jamabandis for years 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewal Nos. 521, 541 605, 643 respectively Sh. Sudhir Kumar s/o Sh. Om Prakash

Vikas
Vikas Bhardwaj
Advocate

was the recorded owner and Sh. Chotu Ram s/o Sh. Charan Singh was the recorded lessee for a period of 50 years from 13.06.1991 to 12.06.2034 of land measuring 24 kanal and 0 marla i.e. 3.00 acres comprised in rectangle No. 122, killa Nos. 15 (8-0), 16 (8-0), 17 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana.

ii) From the perusal of intkal No. 3604 I note that the lease created in favour of the said Sh. Chotu Ram s/o Sh. Charan Singh was cancelled vide order dated 08.02.2008 passed by the Court of Sh. Prashant Rana, Civil Judge, Junior Division, Gurgaon in case No. 66 of 2007 titled as "Sudhir Kumar vs. General Public".

iii) In the manner mentioned hereinabove, the said Sh. Sudhir Kumar s/o Sh. Om Prakash became the recorded owner of the said land measuring 24 kanal and 0 marla which is evident from the Jamabandis for years 2010-11, 2015-16, 2020-21 bearing Khewat/Khata Nos. 785/852, 885/946, 918/973 respectively.

iv) Subsequently, the said Sh. Sudhir Kumar s/o Sh. Om Prakash sold the said land measuring 24 kanal and 0 marla in favour of M/s Namo Lands Pvt. Ltd. vide Sale Deed registered as document No. 5839 on 25.09.2023 and its name was mutated in the revenue records vide intkal No. 5482.

4. Nil Encumbrance Certificate :

I have searched the index register of Book No. I of the offices of Registrar, Gurugram and Sub-Registrars, Gurugram, Manesar, Harsaru for the period from 01.01.1994 to 20.10.2024 (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.

5. Final Certificate :


In the manner mentioned hereinabove, M/s Namo Lands Pvt. Ltd. became the recorded owner of the above-mentioned land measuring 24 kanal and 0 marla i.e. 3.00 acres comprised in rectangle No. 122, killa Nos. 15 (8-0), 16 (8-0), 17 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana. Subsequently the said M/s Namo Lands Pvt. Ltd. entered into collaboration agreement with M/s Krisumi Corporation Pvt. Ltd. vide Collaboration Agreement dated 05.03.2024 registered as document No. 11115 on 05.03.2024 readwith Addendum to Collaboration Agreement dated 27.03.2024 registered as document No. 11832 on 27.03.2024 both registered in the office of Sub-Registrar, Harsaru. By virtue of these Collaboration Agreement dated 05.03.2024 readwith Addendum to

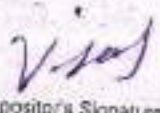
Vikas Bhardwaj
Advocate

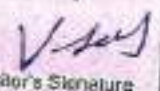
Yours Sincerely,

Vikas Bhardwaj
Advocate
E.No. D/4521/2001

DDO Code	0385	E - CHALLAN	Candore City
		Government of Haryana	
Voucher No.	31-HD-2024 (Cash)	"0123018908"	
	25-HD-2024 (Chq/DDO)		
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Office Name		0385, TEHSIL DAB MALHESAR	
Treasury:	Gurgaon		
Period:	(2024-25) One Time		
Head of Account		Amount	₹
0030-03-104-00-E's Fees for Registration		15	
Paid to	0		
Deduction Amount:	₹	0	
Total Net Amount:	₹	15	
₹ Fifteen Rupees			
Tenderer's Detail			
CIF/PF/NR/IN/Acct no /Website/OT entry,			
Paid to no.			
Tenderer's Name:	Ade Vikas Bhartiwal		
Address:	Near Delhi		
Particulars:	Record Inspection Fee For Year From 2009 To 2024 Interest		
Cheque/DD-Detail	Depositor's Signature <i>Vikas</i>		
FOR USE IN RECEIVING BANK			
Bank Challan No.	ZHMHPHFZ00MDJIKS		
Payment Date:	24/10/2024		
Bank:	ICBI Agriculture		
Status:	Success		

DDO Code: 0370		E - CHALLAN Government of Haryana		Candidate Copy	
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	21-10-2024 (Chq./DD)				
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Treasury:	Gurgaon				
Period:	2024-251. One Time				
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PD A/c No			0		
Deduction Amount ₹			10		
Total/Net Amount: ₹					
₹ Fifteen Rupees					
Tenderer's Detail					
GPF/PRAN/TN/Act. no./Vehicle No/Taxid:-					
PAN No:					
Tenderer's Name: Adv Vikas Bhadwal					
Address: New Delhi					
Particulars: Record Inspection Fee For Taxi From 2017 To 2024 Harsuru					
Cheque/DD- Detail:			 Depositor's Signature		
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No:		ZHMPGJT03E5YDK			
Payment Date:		28/10/2024			
Bank:		ICICI Aggregator			
Branch:		Gurgaon			

DDO Code: 0062		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 27-10-2024 (Cash)		0122821192			
21-10-2024 (Chq/DD)					
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Office Name: 0362-TEHSILDAR GURGAON					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			15		
PD AcNo 0					
Deduction Amount: ₹			0		
Total Net Amount: ₹			15		
₹ Fifteen Rupees					
Tender's Detail					
GPF/PRANT/NA/Act. no./VehicleNo/Task:					
PAN No:					
Tender's Name: Adv Vikas Bhardwaj					
Address: New Delhi					
Particulars: Record Inspection Fee For Year From 1997 To 2017 Gurgaon					
Cheque/DD- Date:		 Depositor's Signature			
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No.		ZHMPY6203E57XW			
Payment Date:		20/10/2024			
Bank:		IDBI Aggregator			
Status:		Success			

DDO Code: 0062		E - CHALLAN Government of Haryana		Candidate Copy	
Valid Upto: 27-10-2024 (Cash)		0122821172			
21-10-2024 (Chq/DD)					
GRN No.: 0122821172		Date: 20 Oct 2024 21:22:00			
Office Name: 0362-TEHSILDAR GURGAON					
Treasury: Gurgaon					
Period: (2024-25) One Time					
Head of Account			Amount ₹		
0030-03-104-99-51 Fees for Registration			15		
PD AcNo 0					
Deduction Amount: ₹			15		
Total Net Amount: ₹			15		
₹ Fifteen Rupees					
Tender's Detail					
GPF/PRANT/NA/Act. no./VehicleNo/Task:					
PAN No:					
Tender's Name: Adv Vikas Bhardwaj					
Address: New Delhi					
Particulars: Record Inspection Fee For Year From 1997 To 2017 Gurgaon					
Cheque/DD- Date:		 Depositor's Signature			
FOR USE IN RECEIVING BANK					
Bank CIN/Ref No.		ZHMPPLE03E51QD			
Payment Date:		20/10/2024			
Bank:		IDBI Aggregator			
Status:		Success			