# 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 Opinton 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.

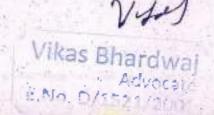
# 1. Immovable Property:

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, District Gurugram, Haryana.

Vikas Bhandwa)

# Documents Examined ;

- 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 19,08,2008, in the office of Sub-Registrar, Gurgaon.
- Original Sale Deed executed by Mils Vertex Land and Housing Pvt. Ltd. in favour of Mila Bluejays Realtech Pvt. Ltd. which is registered as document No. 19368 on 04.12.2008, in the office of Sub-Registrar, Gurgaon.
- Original Sale Deed executed by S/Sh. Jal Kishan, Aject Kumar \$5/0 Sh. Om Pal jointly in favour of M/s Bluejays Resittech Pvt. Ltd. which is registered as document No. 1410 on 13.09.2012; in the office of Sub-Registrar, Gurgaon.
- (v) Original Sale Deed executed by S/Sh. Ram Phool, Virender, Vijaty 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 Realtisch 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. Kawar Singh and Smt. Galla wd/o Sh. Kawar 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 Resitech 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. Kallash, Lextmi dd/o Sh. Kawar 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.
- Original Sale Deed executed by Smt. Resta 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. Sathir s/o Sh. Sultan Singh in favour of M/s Bluejays Realtach Pvt. Ltd. registered as document No. 1440 on 18.09.2012, in the office of Sub-Registrar, Maneser.
- xi) Original Sale Deed executed by Sh. Ram Kishan s/o Sh. Amar Singh in favour of NVs.

  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 \$/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. Dhare 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, Manegar.
- xv) Original Sale Deed executed by Sh. Pritam Chauhan s/o Sh. Kudia Ram and Sh. Jitender Kumar s/o Sh. Shyam Sunder in favour of M/s P.G. Proprient 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 Nemita Commercials Pvt. Ltd. in favour of M/s P.G. Propriart 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 fevour of M/s Bluejaye Realtech Pvt. Ltd. registered as document No. 2057 on 19.12.2012, in the office of Sub-Registrar, Manesar.
- xiv) Original Sale Deed executed by Sh. Brij Lat in favour of M/s Bluejays Realtach Pvt. Ltd. registered as document No. 8928 on 08.07.2008, in the office of Sub-Registrar, Gurgaon.
- Original Sale Deed executed by Smt. Omwatt in favour of M/s Bluejays Realtech Pvt.

  Ltd. registered as document No. 8054 on 23.06.2010, in the office of Sub-Registrar,

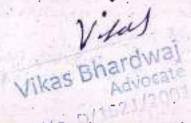
  Gurgaon.

Vikas Bhardwaj Advocite

- (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.
- Original Sale Deed executed by S/Sh. Hans Raj, Jai Pal, Rajpal sa/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram, Smt. Murti wd/o Sh. Moole, S/Sh. Basant, Rajbir atlas Pappu ss/o Sh. Moole, Smt. Roshni, Sukho alias Mori, Munesh dd/o Sh. Moole 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 layour 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, Harsaru.
- lovi) Original letter dated 09.05.2013 bearing sl. No. 1345-S.K.2 (sued 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/RHO/NR/ATM/NOC/2022/945/5038-5041.
- AAI/RHQ/NR/ATM/NOC/2022/948/5058-5061.
- 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, Gürügram.
- Original NOC dated 29.11.2022 bearing Memo No. EE (Proj)/GMDA/2022/760 regarding assurance of drinking water supply during construction for labour for phase1 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, SEVV Division, GMDA.
- xxxv) Original license No. 39 of 2013 issued by DGTCP, 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 DGTCP, 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.
- XI) Original assurance dated 27.11.2017 bearing Memo No. 224066 regarding assurance for provide 90 KLD STP treated water for construction issued by the office of Executive Engineer, HUDA Division No. II, Gurugram.
- Original NOC for construction of group housing colony issued by the office of the Administrator, HUDA, Gurugram bearing Memo No. 369.
- xhi) Original Forest NOC dated 06.03.2013 issued by Dy. Conservator of Forests, Gurugram in respect to land situated in Villages Sihi and Harsaru.
- xlin) Original Aravali NOC dated 15.12.2022 issued by D.C., Gurugram.
- xiiv) Original order dated 24.03.2022 bearing Memo No. LC-2819 Vol-II/JE(8)/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 scres.
- xiv) 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 2.36125 acres.



- XM) 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.
- xivii) Original letter dated 25.01.2023 bearing Memo No. ZP-915-II/PA(DK)/2023/2405 issued by Chief Town Pfanner, Haryana-cum-Chairman, Building Plan Approval Committee office of Director, town & Country Planning Department, Haryana.
- xiviii) Original letter dated 21.08.2023 bearing Memo No. LC-2879-JE(SK)-2023/27385 issued by Directorate of Town and Country Planning, Heryana 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 27.48125 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.

# Fracing of title :

- A. Tracing of little of land measuring 8 kanal and 7 maria 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 setate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana:
- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 7/7 Sh. Prabhur Dayal e/o Sh. Jodha Ram, Smt. Satya Devi alias Seeta Devi, Shakuntia 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 marta comprised in rectangle No. 2, killa Nos. 19/2 (0-9), 19/3 (1-4), situated in the revenue estate of Village Shi, Tehsil Manesar, District Gurugram, Haryana From the perusal of intkal No. 2001 I note that the said Sh. Prabhu Dayal s/o Sh. Jodha Ram, Smt. Satya Devi alias Seeta Devi, Shakuntia Devi dd/o Sh. Jodha Ram, Smt. Dubari Bai wd/o Sh. Jodha Ram jointly sold the said land measuring 1 kanal and 13 marta 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 inadvertantly wrongly mentioned as (0-2) instead of correct area of (0-9) which mistake was rectified vide ford badar No. 2 for Jamabandi for year 2009-10.
- ii) As per Jamebandi for year 1994-95 bearing Khewat/Khata No. 88/98 S/Sh. Gyan Chand, Ram Chander ss/o Sh. Raghbir Singh were the joint recorded owners of land.

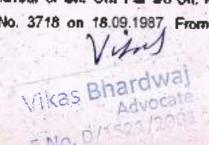
Vikas Bhardwaj

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

In the manner mentioned hereinabove the said Sh. Om Pal a/o Sh. Mam Chand became the recorded owner of land measuring 8 kanal and 7 marts 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 Site, 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 inlksf No. 2081 I note that the said Sh. Om Pall expired intestate leaving behind Will registered as document Ni. 84 on 21.05.1998 in favour of his sons, viz., \$/\$h. Jai Kishan, Aject 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 6 kanal and 0 marts comprised in rectangle No. 2, Iolia 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 Gurugtam, Haryana in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100\* share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of initial No. 2600 I note that the said M/s Vertex Land and Housing Pvt, Ltd. sold its 2/100" share in the land measuring measuring 8 karial and 0 marta 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 Maneser, 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 intkal No. 2940 I note that the said S/Sh. Jai Kishan, Ajest Kumar ss/o Sh. Om Pall jointly sold the land measuring measuring 0 kanal and 7 marta comprised in rectangle No. 2, kills No. 19/2 min (0-7), situated in the revenue estate of Village Sihl, Tehall Manesar, District Gurugram, Haryana in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Dead registered as document No. 1410 on 13.09.2012.

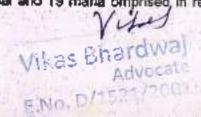
Vilkas Patrolwal

- iv) In the manner mentioned herienabove the said M/s Bluejays Resitech Pvt. Ltd. became the recorded owner of the land measuring 8 kanal and 7 marts emprised in rectangle No. 2, kitin 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 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 M/s Krisumi Corporation Pvt. Ltd. vide order dated 06.10.2020 passed by NCLT. Chandigath Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.
- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of fand measuring 8 kanal and 7 marta emprised 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. As per averments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 8 Kanal and 7 marta for setting up of group housing colony which was recorded vide repat 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, Teheil Manesar, District Gurugram, Haryana:
- Devi d/o Sh. Jodha Ram was the recorded owner of 1/4° share, Sh. Dhani Ram s/o Sh. Lala was the recorded owner of 3/4° share of land measuring 1 kanal and 19 marta comprised in rectangle No. 2, kilia No. 19/4 (1-19), situated in the revenue astate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2002 I note that the said Smt. Shakuntta Devi d/o Sh. Jodha Ram sold her 1/4° share in the said land measuring 1 kanal and 19 marta in favour of Sh. Om Pal s/o Sh. Mam Chand vide Sale Deed registered as document No. 3718 on 18.09.1987, From the



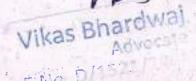
perusal of intkal No. 2143 I note that the said Sh. Dhani Ram s/o Sh. Lata expired feaving behind his legal heirs and sons, viz., S/Sh. Omkar, Puran Singh, Daya Ram (sons) those became the joint recorded owners of 3/4\* share of the said land measuring 1 kenal and 19 marts.

- In the manner mentioned hereinabove the said Sh. Om Pal a/o Sh. Mam Chand became ii) the recorded owner of 1/4th share and Sh. Dhani Ram s/o Sh. Lala became the recorded owner of 3/4" share of land measuring 1 kanal and 19 marts comprised in rectangle No. 2, kills 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 Khawat/Khawat Nos. 9/9, 9/9 respectively readwith badar No. 7 for Jamabandi for year 2004-05. From the perusal of intkal No. 2081 I riote 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., 8/5h. Jai Klahan, Aject Kumar. From the perusal of initial No. 2560 I note that the said \$/\$h. Jal-Kishan, Ajest Kumer sa/o Sh. Om Pal jointly sold their 1/4<sup>th</sup> share in the land measuring measuring 1 kanal and 19 maria comprised in rectangle No. 2, killa 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 2/100\* share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° share vide Sale Deed registered as document No. 7392 on 19.08,2008. From the perusal of intital 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 Realtech Pvt. Ltd. vide Sale Deed registered as document No. 10378 on 24.07,2008. From the perusal of initial No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100" share in the said land measuring measuring 1 kanal and 19 meta comprised in rectangle No. 2, killa No. 19/4 (7-19), situated in the revenue estate of Village Sihi, Tehsii Manesar, District Gurugram, Haryens in favour of Mis Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04,12,2008
- (ii) In the manner mentioned herienabove the said M/s Bluejays Resitach Pvt. Ltd. became the recorded owner of the land measuring 1 kanal and 19 marts omprised in rectangle.

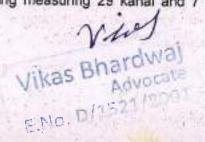


No. 2, killa No. 19/4 (1-19), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana and it had been shown as recorded owner of this land as per Jamahandis for years 2009-10, 2014-15, 2019-20 bearing Khewat/Khata Nos. 7/7, 9/9, 8/8 respectively. From the perusal of intkal No. 3636 t note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and itabilities with M/s Krieumi 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.

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 1 kanal and 19 marts emprised in rectangle No. 2, kills No. 19/4 (1-19), allusted in the revenue estate of Viltage Sini, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 Kanal and 19 marts 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:
- As per Jamebandis 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. Kamwar Singh were the joint recorded owners of land measuring 8 kanal and 3 marta 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.
- As per Jamabandis for year 1994-95 bearing Khewat/Khata No. 133/152 S/Sh. Ram Phool, Mahander Singh, Virender, VIJay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 17 kanal and 5 maria 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 Maneser, District Gurugrem, Heryana.

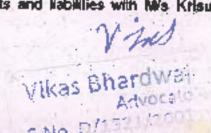


- As per Jamabandis for year 1994-95 bearing Khewat/Khata No. 225/249 S/Sh. Ram Phool, Mahender Singh, Virender, Vijay Pal se/o Sh. Karwar Singh were the joint recorded owners of land measuring 3 kanal and 19 marts comprised in rectangle No. 1, kills Nos. 14/1 (3-10), 25/1 (0-9) situated in the revenue estate of Village Sihi, Tehsil Manesar; District Gurugram, Haryana.
- Phool, Virender, Vijay Pal ss/o Sh. Kanwar Singh were the joint recorded owners of land measuring 21 kanal and 4 meda 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 Sihl, Tehsil Manesar, District Gurugram, Haryana. However in this Jamabandi the name of the said Sh. Mahender was removed inadvertantly which was later rectified in the Jamabandi for year 2009-10.
- As per Jamabandi for year 2004-05 bearing Khewat/Khata No. 97/105 \$/\$h. Ram Phool. V) Virender, Vijay Palles/o Sh. Kanwar Singh became the joint recorded owners of the land measuring 29 kanal and 7 marta comprised in rectangle No. 1, kills 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, kills 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 Jamebendi the name of the said Sh. Mahander was removed inadvertantly in respect of the land measuring 21 kanel and 4 marts 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 intital No. 2558 I note that the said S/Sh. Ram Phool, Virender, Vijay Pat as/o Sh. Kanwar Singh jointly sold the said land measuring measuring 29 kanal and 7 maris in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° share vide Sale Deed registered as document No. 7308 on 19.06.2008. From the perusal of intital No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100% 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.

- As per Jamabandi for year 2009-10 bearing Khewat/Khata No. 107/114 readwith fard VI) Bedar No. 1 for Jamebandi 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 kanat and 7 marts comprised in rectangle No. 1, kills 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, kills 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 marte 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 Yaday, Civil Judge, Gurgaon in case No. 40 of 2013 and this fact was recorded vide intital 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 marts in favour of M/s Bluejaye 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 intikal No. 2978.
- 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 marts emprised in rectangle No. 1, kills Nos. 14/1 (3-10), 25/1 (0-9), 15/3 (3-2), 17/1/1 (2-6), 25/2 (2-13), rectangle No. 2, kills Nos. 14 (1-5), 17 (8-0), 24 (8-0), situated in the revenue estate of Village Sihl, 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 initial No. 3836 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi



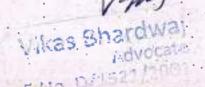
Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732. on 21.01.2021.

- in the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became viii) recorded owner of the land measuring 29 kanal and 7 maria 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 jamebandi for year 2019-20 the Hoonse has been issued by DGTCP. Haryana in respect to the above-mentioned land measuring 29 kanal and 7 meria for setting up of group housing colony which was recorded vide rapat No. 1163 deted 16.08.2024.
- Tracing of title of land measuring 44 kanal and 4 marla comprised in rectangle No. D. 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, Heryana:
- As per Jamsbandi 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, \$/\$h. Ram Phool, Mahender, Balender, Vijay Pat 35/o Sh. Kawar Singh, Smt. Kallash, Laxoni dd/o Sh. Kawar Singh and Srint, Galla wd/o Sh. Kawar Singh were the joint recorded owners of 1/2°s share of land measuring 44 kanal and 4 maria emprised in rectangle No. 7, kills Nos. 1/2 (4-0), 2/2 (4-0), 9 (6-0), 10 (8-0), 11/1 (3-2), 12/1 (1-2), rectangle No. 8, kills Nos. 5 (8-0), 6 (8-0), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intital 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 1/2" 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 1/2" share, S/Sh. Ram Phool, Mahender, Balender, Vijay Pet ss/o Sh. Kawar Singh, Smt. Kallash, Laxmi dd/o Sh. Kawar Singh and Smt. Gailla wd/o Sh. Kawar Singh were the joint recorded owners of 1/2nd share of land measuring 44

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  Vikas Shardwal

  Indvocate



kanal and 4 marts omprised in rectangle No. 7, kills 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, kills 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 Jamebandis for years 1999-2000 and 2004-05 bearing Khewat/Khata Nos. 207/230, 217/235 respectively. From the perusal of intical No. 2557 I note that the said Sh. Khushi Ram s/o Sh. Ganga Sahai transferred 3/8th share (out of his 1/2th share), \$/\$h. Rem Phool, Balender, Vijay Pal sa/o Sh. Kawar Singh and Smt. Gaila wd/o Sh. Kawar Shigh jointly transferred their 2/7th share i.e. total share sold is 37/56th share in the said land measuring 44 kanla and 4 marta in favour of Mile Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 96/100" share vide Sale Deed registered as document No. 7326 on 19.06.2008. From the perusal of intital No. 2584 I note that the said Sh. Khushi Ram sold his remaining 1/8° share in the said land measuring measuring 44 kenal and 4 maria 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 98/100° share vide Sale Deed registered as document No. 7391 on 19.06,2008. From the perusal of intital No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100° share in the said land measuring measuring 44 kanal and 4 marts in favour of M/s Stuejays Realtoch Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12,2008. From the perusal of intkal No. 2705 I note that the said Smt. Kailash, Laxmi dd/o Sh. Kawar Singh join@y sold their 1/7° share in the said land measuring measuring 44 kanal and 4 marta 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 intkal No. 2560 I note that the said Sh. Mahender sold his 1/14th share in the said land measuring measuring 44 kenal and 4 marte in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100" share vide Sale Deed registered as document No. 7392 on 19.06.2008.

iii) In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 44 kanal and 4 maria 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. 236/250, 269/275, 264/271 respectively. From

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

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 44 kanal and 4 maria corprised 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 astate of Village Sini, Tehsil Manesar, District Gurugram, Haryane, 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 44 kanal and 4 marts 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 maria comprised in rectangle No. 1, kills No. 16/4 (2-10), situated in the revenue estate of Village SiN, Tehsil Maneser, District Gurugram, Haryana;
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 106/118, 105/118, 114/124 respectively, Sh. Sadhu Ram s/o Sh. Thakar Dass was the recorded owner of the land measuring 2 kanal and 10 maria 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 maria in favour of Smt. Meana Devi w/o Sh. Rejender 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. Meana Devi sold the said tand measuring 2 kanal and 10 maria 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, Gurgeon in case No. 635 of 2008 titled as "Manohar Lai Rakheja & Others vs. Smt. Meana Devi". From the perusal of intkal No. 2680 I note that the said Sh. Manohar Lai Rakheja, Rishi Raj Rakheja ss/o

Sh. Radhu Ram jointly sold the said land measuring 2 kanal and 10 marta in favour of Smt. Reeta w/o Sh. Prestain Chaufina vide Sale Dood registered as document No. 1717 on 23.03.2010.

- In the manner mentioned hereinabove, the said Smt. Reeta w/o Sh. Preetam Chauhan became the recorded owner of the said land measuring 2 kanaf and 10 marta 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 kanaf and 10 marta in favour of M/s Bluejays Realtach Pvt. Ltd. vide Sale Deed registered as document No. 499 on 10.06.2011;
- iii) In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd., became the recorded owner of the said land measuring 2 kanal and 10 marta 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 marts comprised in rectangle No. 1, kills No. 15/4 (2-10), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 2 kanal and 10 marts 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 maria comprised in rectangle No. 1, kills Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana:
- i) As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 119/133, 176/130, 125/136 respectively. Sh. Mahender Singh s/o Sh. Katiwar Singh was the recorded owner of the land measuring 3 kanal and 8 marts comprised in rectangle. No. 1, kills Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intkal No. 2560 I note that the said Sh. Mahender Singh sold the said tand measuring 3 kanal and 8 marts in favour of NVs Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and NVs Sheejays Resitech Pvt. Ltd. to the extent of 98/100° 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 MVs Vertex Land and Housing Pvt. Ltd. sold its 2/100° share in the said land measuring measuring 3 kanal and 8 marts in favour of NVs Bluejays Resitech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.
- ii) In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 3 kanal and 8 maria 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 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 3 kanal and 8 marta comprised in rectangle No. 1, kills Nos. 16/1 (1-11), 16/2 (1-17), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryans. As per averments made in the said jamabandi for year 2019-20 the Ricense has been issued by DGTCP, Haryana in respect to the



above-mentioned land measuring 3 kanal and 8 meria 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 maria 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 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 marte 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 Maneaar, District Gurugram, Haryana. From the perusul of intikal No. 2584 I note that the said Sh. Khushi Ram sold the said land measuring 18 kanal and 0 marta in favour of N/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and N/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° 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 N/s Vertex Land and Housing Pvt. Ltd. sold its 2/100° share in the said land measuring measuring 18 kanal and 0 marta in favour of N/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.
- ii) In the manner mentioned hereinabyce, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 18 kanal and 0 marts 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. amelgamated with all its essets 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.

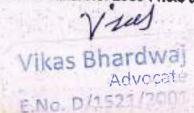
Vikas Bhardwaj Advocate

- iii) In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 18 kanal and 0 marta 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 ticense has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 18 kanal and 0 marta for setting up of group housing colony which was recorded vide reput No. 1163 dated 16.08.2024.
- H. Tracing of title of land measuring 28 kanal and 6 maria comprised in rectangle No. 2, kills 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 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 marta 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, Teheli Manesar, District Gurugram, Haryana. From the perusal of intikal 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 marta 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 kanaf and 6 maria 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 kanaf and 6 maria in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100<sup>th</sup> share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100<sup>th</sup> 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 2/100<sup>th</sup> share in the said land measuring measuring 28 kanaf and 6 maria 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 hereinabvoe, the said M/s Bluejaya Realtech Pvt. Ltd. became the recorded owner of the said land measuring 28 kanal and 6 marta 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. 157/169 readwith badar No. 1 for Jamabandi for year 2009-10, 176/180, 166/171 respectively. From the perusal of irritial 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.
- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 28 kanal and 6 maria 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 jamabendi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 28 kanal and 6 merts for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.
- Tracing of title of land measuring 11 kanal and 10 maria 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 Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 154/174, 152/171, 161/177 respectively. Smit. Kamila Devi w/o Sh. Ompal was the recorded owner of the land measuring 11 kanal and 10 maria 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 Smit. Kamila Devi w/o Sh. Ompal sold the said land measuring 11 kanal and 10 maria in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° share vide Sale Deed registered as document No. 7392 on 19.06.2008. From the perusal of intkal No.

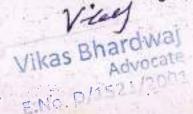
Vikas Bhardwaj Advocate 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/(00<sup>th</sup> share in the said land measuring measuring 11 kanal and 10 maria in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- ii) In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 11 kanal and 10 marta 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 initial No. 3636 I note that the said M/s Bhuejays 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 marts comprised in rectangle No. 2, kills 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 everments 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 marts for setting up of group housing colony which was recorded vide rapar No. 1163 dated 16.08.2024.
- J. Tracing of title of land measuring 0 kanal and 18 maria 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 atias Ram Phool s/o Sh. Kamwar Singh was the recorded owner of the land measuring 0 kanal and 18 marta 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 t note that the



said Sh. Ram Phal alias Ram Phool sold the said land measuring 0 kanel and 18 mode in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100<sup>th</sup> share and M/s Bluejays Resitach Pvt. Ltd. to the extent of 98/100<sup>th</sup> share vide Sale Doed registered as document No. 7392 on 19:05:2008. From the perusal of intital No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100<sup>th</sup> share in the said land measuring measuring 0 kanel and 16 marta in favour of M/s Bluejays Resitech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 18 marts 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 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 0 kanal and 18 maria comprised in rectangle Mo. 2, killa No. 12/1 (0-18), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per averments made in the said jamabandi for year 2018-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 kanal and 18 meria 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 maria comprised in rectangle No. 2, kills No. 12/5 (0-7), eltusted in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana:
- i) As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 333/367, Sh. Mangal s/o Sh. Mohar Singh was the recorded owner of 1/4<sup>th</sup> share. Sh. Ram Chander s/o Sh. Mohar Singh was the recorded owner of 1/4<sup>th</sup> share and Sh. Mahender Singh s/o Sh.



Karrwar Singh was the recorded owner of 1/2" share of the land measuring 0 kanal and 7 marta comprised in rectangle No. 2, kills 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. Brahins, Champs (daughters) and Sh. Prabhati (son). From the perusal of initile No. 1635 I note that Smt. Bratime, Champa dd/o Sh. Mangal transferred their 1/8" share in the said land measuring 0 kanal and 7 marta 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 Chabneler expired leaving behind his legal hairs, viz., Smt. Rudi (widow), Smt. Santosh, Angoori, Behteri, Kamla (daughters) and Sh. Ram Kishan (son). From the perusal of intida No. 1658 I note that the said Smt. Rudi wid/o Sh. Ram Chander, Smt. Santosh, Angoori, Behteri, Kainla dd/o Sh. Rain Chander transferred their 5/24\* share in the said land measuring 0 kanal and 7 marts 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 intkal No. 1961 I note that the said \$h. Prabhati Ram s/o Sh. Mangal and Sh. Ram Kishan s/o Sh. Ram Chander jointly sold their 1/2\* share in the said land measuring 0 kanal and 7 marta in favour of \$h. Brij Lal s/o Sh. Dil Sukh vide Sale Deed registered as document No. 7362 on 27,08,1995. From the perusal of intkal No. 2059 I note that the said Sh, Bril Lal s/o Sh, Dil Sukh sold his 1/2nd share in the said land measuring 0 kanel and 7 marts in favour of Sh. Ompal s/o Sh. Mam Chand vide Sale Deed registered as document No. 12485 on 27,01,1999.

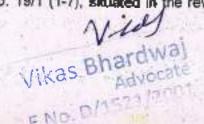
In the manner mentioned hereinabove, the said Sh. Ompal s/o Sh. Mam Chand became the recorded owner of 1/2<sup>nd</sup> share and Sh. Mahender s/o Sh. Kanwar Singh remained the recorded owner of 1/2<sup>nd</sup> share of the said land measuring 0 kanal and 7 maria and these persons were shown as joint 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 teaving behind Will registered as document Ni. 84 on 21.05.1998 in favour of his sons, viz., \$/\$h. Jai Kishan, Ajeet Kumar, From the perusal of intikal No. 2580 I note that the said \$/\$h. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold their 1/2<sup>nd</sup> share and and the said Sh. Mahender sold his 1/2<sup>nd</sup> share in the said land measuring measuring 0 kanal and 7 maria in favour of 16/4 Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share

ii)

Vikas Bhardwa)
Advocate
E.No. D/1521 / Taget

and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100<sup>th</sup> 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 2/100<sup>th</sup> share in the said land measuring measuring 0 kanal and 7 maris in favour of M/s Bluejays Realtschi Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- iii) In the manner mentioned hereinabvoe, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 7 marts 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.
- In the mainer mentioned hereinabove M/s Kristimi Corporation Pvt, Ltd. became recorded owner of the land measuring 0 kenal and 7 marts comprised in rectangle No. 2, kills No. 12/6 (0-7), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. As per everments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 0 kenal and 7 marts for setting up of group housing colony which was recorded vide rapat No. 1163 dated 18,08,2024.
- 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 Sihl, 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 265/370<sup>th</sup> share, Sh. Ram Klahan s/o Sh. Ram Chander was the recorded owner of 35/370<sup>th</sup> share and Sh. Mahender Singh s/o Sh. Karwar Singh was the recorded owner of 70/370<sup>th</sup> share of the tand measuring 1 kanal and 7 marls comprised in rectangle No. 2, kills No. 19/1 (1-7), situated in the revenue.

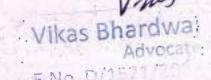


estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 1961 I note that the said Sh. Prabhati Ram s/o Sh. Mangal and Sh. Ram Kishan s/o Sh. Ram Chander jointly sold their 300/370<sup>th</sup> share in the said land measuring 1 kanal and 7 maria in favour of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

- H١ In the manner mentioned hereinabove, the said Sh. Ompal a/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 7/37\* share of the said land measuring 1 kanal and 7 maria 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 Ni. 84 on 21.05.1998 in favour of his sons, viz., S/Sh. Jai Kishan, Aject Kumar. From the perusal of intkal No. 2560 I note that the said \$/\$h. Jai Kishan, Ajeet Kumar ss/o Sh. Om Pal jointly sold their 30/37" share and the said Sh. Mahender sold his 7/37\* share in the said land measuring measuring 1 kanal and 7 marie in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100th share and M/s Bluejays Resitech 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 intical No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100th share in the said and 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 hereinabyoe, the said M/s Bluejays Realtach Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 7 marts 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 Realtach Pvt. Ltd. amalgamated with all its assets and liabilities with M/s Krisumi Corporation Pvt. Ltd.

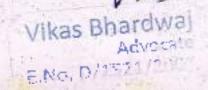
Vikas Bhardurai Advocate vide order dated 05.10.2020 passed by NCLT, Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No. 3732 on 21.01.2021.

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 7 marts comprised in rectangle No. 2, killa No. 19/1 (1-7), situated in the revenue estate of Village Sihi, Teheil Manesar, District Gurugram, Haryana. As per averments made in the said jemabandi for year 2019-20 the Roense has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 7 marts for setting up of group housing colony which was recorded vide repot No. 1163 dated 16.08.2024.
- M. Tracing of title of land measuring 1 kanal and 11 maria comprised in rectangle No. 2, killa No. 11/3 (1-11), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana:
- As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 302/333 I note that \$/\$h. Sajan Singh, Rajbir, Ramesh Chand sa/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, Pramilla dd/o Sh. Gajraj were the joint recorded owner 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 merts comprised in rectangle No. 2, kills No. 11/3 (1-11), situated in the revenue estate of Village SiN, Teheil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2027 I note that the said \$/\$h. Sajan Singh, Rajbir, Ramesh Chand ss/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, Pramilla dd/o Sh. Gajraj, Sh. Pohap Singh s/o Sh. Sher Singh jointly sold the said land measuring 1 kanal and 11 marts in favour of Sh. Ompal so Sh. Mam Chand vide Saie Deed registered as document No. 3957 on 24,09,1987.
- ii) In the manner mentioned hereinabove the said \$h. Om Pal s/o \$h. Mam Chand became the recorded owner of the said land measuring 1 kanal and 11 maria 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 intical No. 2081 I note that the said Sh. Om Pal expired intestate leaving behind Will registered as document Ni. 64 on 21.05,1998 in favour of his sons, viz., S/Sh. Jai Kishan, Ajeet Kumar. From the perusal of intical 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 marts comprised in rectangle No. 2, kills 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 2/100° share and M/s Bluejays Resittech Pvt. Ltd. to the extent of 98/100° share vide Sale Deed registered as document No. 7392 on 19.05.2008. From the perusal of intical No. 2600 I note that the said M/s Vertex Land and Housing Pvt. Ltd. sold its 2/100° share in the land measuring measuring 1 kanal and 11 marts in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19363 on 04.12.2008.

- iii) In the manner mentioned herienabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and f1 marta comprised in rectangle No. 2, kills 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,
- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 11 maria comprised in rectangle No. 2, kills 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 maria for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.



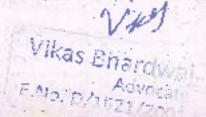
- N. Tracing of title of land measuring 1 kanal and 6 maria comprised in rectangle No. 1, kills No. 15/2 (1-6), situated in the revenue estate of Village Sthi, Tehsil Manesar, District Gurugram, Haryana:
- As per Jamabandis for years 1994-95, 1999-2000 bearing Khewat/Khata Nos, 322/356, 318/355 respectively I note that Sh. Ram Kishan s/o Sh. Amar Singh, Smt. Prasandi d/o Sh. Amar Singh were the joint recorded owners of 1/26° share, \$/\$h, Bulla Ram, Sultan s/o Sh. Mukh Ram was the recorded owner of 2/26° share. \$/\$h. Mahender Singh, Ram Phall, Vijender, Vijay ss/o Sh. Kanwar Singh were the joint recorded owners of 23/26° share of the fand measuring 1 kanal, and 6 marts comprised in rectangle No. 1, kills No. 15/2 (1-6), situated in the revenue estate of Village Sthi, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intical 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. Satthir who became recorded owner of 1/26° share.
- In the manner mentioned hereinabove the said Sh. Ram Kishan s/o Sh. Amar Singh, Smt. Presend! d/o Sh. Amar Singh remained the joint recorded owners of 1/26° 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 Phat, Vijender, Vijay ss/o Sh. Kanwar Singh became the joint recorded owners of 23/26th share of the land measuring 1 kanal and 6 marts comprised in rectangle No. 1, folia No. 15/2 (1-6), situated in the revenue estate of Village Sihl, Tehsil Maneser, District Gurugram, Heryana, of the said land measuring 1 kanal and 6 maria 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, Vivender, Vijay Pal ss/o Sh. Kanwar Singh jointly sold their 69/104th share in the said land measuring the said land measuring the kanal and 6 maria in favour of M/s Vertex Land and Housing Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° share vide Sale Deed registered as document No. 7308 on 19.06.2008. From the perusal of intikal No. 2560 I note that the said Sh. Mahender sold his 23/104" share in the said land measuring measuring t kanal and 6 marts in favour of M/s Vertex Land and Housing

Pvt. Ltd. to the extent of 2/100° share and M/s Bluejays Realtech Pvt. Ltd. to the extent of 98/100° 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 2/100° share of 23/26° share in the said land measuring measuring 1 kanal and 8 marts in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 19368 on 04.12.2008.

- in the manner mentioned heremabove the said Sh. Ram Kishan s/o Sh. Amar Singh, iii) Smt. Presendi 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. Sathir s/o Sh. Sultan Singh became the recorded owner of 1/26" share, M/s Bluejays Realtech Pvt. Ltd. became the joint recorded owners of 23/26th share of the land measuring 1 kanal and 6 marts comprised in rectangle No. 1; kills No. 15/2 (1-6), situated in the revenue estate of Village Sihi, Tehall Manesar, District Gurugram, Haryana, of the said land measuring 1 kanal and 6 marts 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 intital No. 2934 I note that the said Sh. Bulla Ram s/o Sh. Mukh Ram and Sh. Sathir s/o Sh. Sultan Singh jointly sold their 1/13" share in the said land measuring 1 kanal and 6 made in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 1440 on 18.09.2012. From the perusal of intital No. 2943 I note that the sold Sh. Ram Kishan s/o Sh. Amar Singh sold his 1/152\*4 share in the said land measuring 1 kanal and 6 marts in favour of M/s Stuejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 1707 on 26.10,2012. From the perusal of intical No. 2979 I note that the said Smt. Presendi d/o Sh. Amer Singh sold his her 1/152<sup>nd</sup> share in the said land measuring 1 kanal and 6 marla in favour of Mis Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2283 on 21.01.2013.
- iv) In the manner mentioned herienabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanal and 6 marts 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 intikal No.

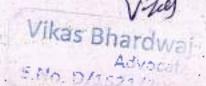
Vikas Bhardwaj Advocate 3636 I note that the said M/s Bluejays Realtech Pvt. Ltd. emalgameted with all its assets and liabilities M/s Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT. Chandigarh Bench in case No. CP(CAA) No. 1/Chd/Hry/2020 which was registered as document No.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

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanel and 6 marts comprised in rectangle No. 1, kills No. 16/2 (1-6), situated in the revenue estate of Village Sihi, Tehsii Manesar, District Gurugram, Haryane. As per averments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryane in respect to the above-mentioned land measuring 1 kanel and 6 marts for setting up of group housing colony which was recorded vide repait No. 1163 dated 16,08,2024.
- O. Tracing of title of tand measuring 1 kanal and 7 maria 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 Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. 71/81, 73/83, 79/87 respectively. I note that Sh. Kanwal a/o Sh. Dungan was the recorded owner of the land measuring 1 kanal and 7 marta comprised in rectangle No. 1, killa No. 15/1 (1-7), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana. From the perusal of intikal No. 2574 I note that the eard Sh. Kanwal s/o Sh. Dungan sold the said tand measuring 1 kanal and 7 marta 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 herienabove the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of the said land measuring 1 kanaf and 7 marls 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. amalgameted 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;

- In the manner mentioned hereinabove NVs Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 1 kanal and 7 marts comprised in rectangle No. 1, kills No. 15/1 (1-7), situated in the revenue estate of Village Sihi, Tehsil Maneser, District Gurugram, Haryana. As per averments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanal and 7 marts 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 maria comprised in rectangle No. 1, killa No. 25/3 (4-0), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana:
  - 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. Nifiell Bai wolfo Sh. Tak Ram, S/Sh. Mukund Lai, Mhai 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 marts comprised in rectangle No. 1; kills 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. Meda Ram were the joint tenants having adverse possession over this land. From the perusal of intical No. 2539 I note that the said Smt. Laxmil 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 initial No. 2540 I note that the said Sh. Kishan Lat expired intestate leaving behind her legal heirs, viz., Sh. Anii Kumar (son); Smt. Darehan 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 Lai, Nihat Chand ss/o Sh. Tek Ram, Sh. Prem Sagar s/o Sint: Laxmi Devi, Sh. Anii Kumar s/o Sh. Kishan Lai, Smt. Darshan Devi wd/o Sh. Kishan Lai, 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 1/2" share, Smt. Reeta w/o Sh. Pritam Chauhan, Smt.

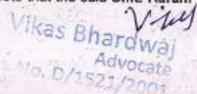


Sunita Devi w/o Sh. Jitender to the extent of 1/2<sup>nd</sup> share vide Sale Deed registered as document No. 18242 on 17.11.2008.

- in the manner mentioned hereinabove, the said Smt. Bhateri w/o Sh. Jeel Ram became Ю. the recorded owner of 1/2\*4 share, Smt. Reets w/o Sh. Pritam Chauhan, Smt. Sunita Devi w/o Sh. Jitender became the joint recorded owners of 1/2<sup>nd</sup> 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 ss/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 1/2\* share in the said land measuring 4 kanal and 0 maris in favour of Smt. Reeta w/o Sh. Pritam Chauhan vide Exchange Doed registered as document No. 573 on 16.06.2011. From the perusal of intical No. 2824 I note that the said Smt. Sunital Davi w/o Sh. Jitender transferred her 1/4th share in the said land measuring 4 kanal and 0 marta in favour of Smt. Santosh w/o Sh. Dhara Singh vide Sale Deed registered as document No. 1988 on 18.10.2011. The intital Nos. 2859 and 2860 are regarding... inheritance of tenants and adverse possessors, viz., S/Sh. Chandgi Ram and Mam Chand. Subsequently, as per intital No. 2861 the adverse possession of legal heirs of S/Sh. Chandgi Ram and Mam Chand over the said land measuring 4 kanel and 0 mada was cancelled vide Deed of Tarak Kasht registered as document No. 326 on 20.05.2011. As per inlkal Nos. 2862 and 2956 the tenancy rights over the said land measuring 4 kanel and 0 marta 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 int(cal No. 2966 ) 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 marls 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 herienabove the said M/s P.G. Propriert Pvt. Ltd. became the recorded owner of the said land measuring 4 kanal and 0 marts 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 intikal No. 3636 the said M/s P.G. Propriert Pvt. Ltd. became the recorded owner of the said land measuring 4 kanal and 0 marts 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.

Vikas Bhardwaj Advecate E.No. 0/1525/2001 note that the said M's P.G. Propmert Pvt. Ltd. amalgamated with all its assets and habilities M's Krisumi Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT, Chandigath 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 kanai and 0 marta comprised in rectangle No. 1, kills No. 25/3 (4-0), situated in the revenue estate of Village Sihl, Tehsil Manesar, District Gurugram, Haryana. As per everments made in the said jamabandi for year 2019-20 the Illeanse has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 4 kanal and 0 marts 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 maria comprised in rectangle No. 1, kills No. 16/5 (2-8), situated in the revenue estate of Village Sihi, Tehsil Maneser, District Gurugram, Heryana:
- As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khate Nos. Ö . 2/2, 2/2, 2/2 respectively I note that Sh. Prabhu Dayal s/o Sh. Kalyan Dass, Smt. Savitri 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 sa/o Sh. Asa Nand. Smt. Leelawati d/o Sh. Asa Nand were the joint recorded owners of 1/9th share and Smt. Karem Devi d/o Sh. Jiwani was the recorded owner of 1/9" share of the land measuring 2 kanal and 8 marte comprised in rectangle No. 1, kills No. 16/5 (2-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana, From the perusal of intikal 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. Sarta Devi (widow) those became the joint recorded owners. of 7/18th share of the said land measuring 2 kanal and 8 marts by way of inheritance. From the perusal of intkat No. 2600 t note that the said Smt. Sarla Davi expired intestate teaving 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. Sarta Devi of the said land measuring 2 kanal and 8 marta by way of inheritance. From the perusal of intikal 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 1/9<sup>th</sup> share of the said land measuring 2 kanal and 8 maria by way of inheritance.

in the manner mentioned hereinabové, the said Smt. Savitri d/o Sh. Kalyan Dass (ii) remained the recorded owner of 7/18" share, S/Sh. Ashok, Anil, Ashwani ss/o Sh. Prabhu Dayat, Smt. Sheela, Indu, Sandhya dd/o Sh. Prabhu Dayal became the joint recorded owners of 7/18\* share, Smt. Bishni Kishan Devi wd/o Sh. Asa Nand, 8/\$h. Dharam Pal, Diwan Chand ss/o Sh. Asa Nand, Smt. Leetawati d/o Sh. Asa Nand remained the joint recorded owners of 1/9" 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 maria 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 infikal No. 2809 I note that the said Smt. Savitri d/o Sh. Kalyan Dass, S/Sh. Ashok, Anil, Ashwani ss/o Sh. Prabhu Dayat, Smt. Sheele, Indit, Sandhye dd/o Sh. Prabhu Dayat, 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 marts in favour of Sh. Pritam Chauhan s/o Sh. Kudia Rem 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 intical No. 2942 I note that the said Smt. Blahni 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 marta in place of the said Smt. Bishni Devi by way of inheritance. In this case, mutation regarding death of Sh. Dharam Pal was not seperately recorded however from the perusal of intitle no. 2942 it is clear that he expired and was survived by his legal heir, viz., Smt. Kente wide Sh. Daharam Pal. From the perusal of intkal No. 2950 I note that the said Sh. Diwan Chand s/o Sh. Asha Nend, Leelawati d/o Sh. Asha Nand and Smt. Karita wd/o Sh. Daharam Pal jointly sold their 1/18th share in . the said land measuring 2 kanal and 8 marta 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 intkal 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 sald land measuring 2 kenal and 8 meria 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 intical No. 2967 I note that the said Sh. Pritam Chauhan s/o Sh. Kudia Ram sold his 1/18° share in the said land measuring 2 kanal and 8 maria in favour of M/s P.G. Propmant Pvt. Ltd., vide Sale Dood registered as document No. 2054 on 19.12.2012.

- In the manner mentioned herienabove the said M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 2 kanal and 8 marts 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 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 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 manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 2 kanaf and 8 marta comprised in rectangle No. 1. Idlia No. 16/5 (2-8), situated in the revenue estate of Village Sini, Tehsil Manesar, District Gurugram, Haryana. As per everments made in the said jamebandi for year 2018-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 2 kanal and 8 marte 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 :
- As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat Nos. 205, 202, 212 respectively I note that \$/\$h. Hari Chand, Hari Ram, Ved Ram, Attar Singh ss/o Sh. Kawat, Smt. Sarupi, Misri dd/o Sh. Kawat, Smt. Ghiso wd/o Sh. Kawat were the joint recorded owners of land measuring 12 kanal and 19 maris comprised in rectangle No. 1, kills 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 intkel No. 2519 I note that the said Sh. Ved Ram expired intestate leaving behind his legal heirs, viz.,

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S/Sh. Sathir Singh, Subhash, Vijender Singh (sone), Smt Leeli Devi (widow) those became the joint recorded owners of 1/7\* share of the said land measuring 12 kanal and 19 marte by way of inheritance. From the perusal of initial No. 2520 I note that the said Sh. Hari Ram expired intestate leaving behind his legal heirs, viz., S/Sh. Devender Kumar, Babu Lai, Satish Kumar (sons), Smt. Balesh, Savita (daughters), Smt. Marnchandi (widow) those became the joint recorded owners of 1/7" share of the said land measuring 12 kanal and 19 maria by way of inheritance. From the perusal of initial No. 2526 I note that the said S/Sh. Hari Chand, Attar Singh ss/o Sh. Kawai jointly their 2/7" share in the said land measuring 12 kanal and 19 marts in favour of M/s Nemita Commercials 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. Sattir Singh, Subhash, Vijender Singh ss/o Sh. Ved Ram, Smt. Leeli Devi wd/o Sh. Ved Ram, S/Sh. Devender Kumar, Babu Lai, Satish Kumar ss/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 kans) and 19 marts in favour of M/s Nemita Commercials Pvl. Ltd. vide Sale Deed registered as document No. 29538 on 19.03.2008.

in the manner mentioned hereinabove, the said Smt. Sarupi, Misri dd/o Sh. Kanwel, ii) Sept. Ghiso d/o Sh. Kanwai remained the joint recorded owners of 3/7" share, M/s Nemita Commercials Pvt. Ltd. became the recorded owner of 4/7th share of the said land measuring 12 kanal and 19 maria and these were shown as owners of this land as per Jamabandi for year 2009-10 bearing Khewal/Khata No. 231/245. From the perusal of intital No. 2953 I note that the said land measuring 12 kanal and 19 maria 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 sirtue of this partition the land measuring 11 kanal and 1 meria comprised in rectangle No. 1, kills Nos. 17/2 (5-2), 24/2/2 (5-19), situated in the revenue estate of Villago Sihi, Tehsil Manesar, District Gurugram, Haryana came to the exclusive share of M/s Nemita Commercials Pvt. Ltd. It is pertinent to mention here that part land comprised in kills No. 24/2 min was acquired by the State Govt. Vide Award No. 3 dated 06:06:2016 announced by Sh. Kuthir singh Dhake, Land Acquisition Collector, Urben 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 linkal No. 2961 I note that Mrs Nemita

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

- In the manner mentioned herienabove the said M/s P.G. Propmart Pvt. Ltd. became the íii) recorded owner of the said land measuring 11 kanal and 1 maris and it has been shown as recorded owner of this land as per Jamabandis for years 2014-15, 2019-20 bearing Khewat Nos. 262, 256 respectively. From the perusal of initial No. 3636 I note that the said M's P.G. Propmart Pvt. Ltd. amalgemated with all its assets and fiabilities M's Kristumi 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.
- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became n/) recorded owner of the land measuring 11 kanaf and 1 maria comprised in rectangle No. t, 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 maria for setting up of group housing colony which was recorded vide repat No. 1163 dated 16,08,2024.
- Tracing of title of the land measuring 1 kanal and 12 marts comprised in rectangle No. 1, kills No. 14/2 (1-12), situated in the revenue estate of Village Sihi, Tehail Manesar, District Gurugram, Haryana:
- As per Jamabandis for years 1994-95, 1999-2000, 2004-05 bearing Khewat/Khata Nos. Đ. 66/75, 68/77, 71/79 respectively I note that S/Sh. Rejender Prased, Lexmi Narayan, Naresh ss/o Sh. Kirodi were the joint recorded owners of the land measuring 1 kanal and 12 marta 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. 2565 I note that the said \$h. Rajender Prasad transferred his 1/3rd share in the said land measuring 1 kanaf and 12 maria in favour of Smt. Raj Devli, w/o Sh.

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Rajender Prasad, 8/Sh. Ved Prakash Yadav, Alok Prakash ss/o Sh. Rajender Prasad, Abhillasha Yadav d/o Sh. Rajender Prasad vide Order dated 25.02.2008 passed by the Court of Sml. Sarupi Atreja, Civil Judge, Junior Judge, Gurgaon in case No. 49SA of 2006.

- In the manner mentioned hereinabove, the said S/Sh. Lextmi Narayan, Naresh ss/o Sh. Kirodi remained the joint recorded owners of 2/3rd share, Smt. Raj Devli 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 1/3<sup>rd</sup> share of the said land measuring 1 kenal and 12 marts 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 intical No. 2827 I note that the said Smt. Raj Devil 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. Nareah Kumar jointly sold their 2/3rd share in the said land measuring 1 kanal and 12 maria 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 intkel No. 2926 I note that the said \$h. Laxmi Narayan sold his 1/3" share in the said land measuring 1 kanal and 12 maria in favour of 8mt. 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 Chauban sold the said land measuring 1 kanal and 12 marta in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 2057 on 19.12.2012.
- li) 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 maria and it has been shown as owners of this land as per Jamabandis for years 2014-16, 2019-20 bearing Khewat/Khata Nos. 81/82, 73/74 respectively. From the perusal of intikal No. 3636 I note that the said M/s P.G. Propriert Pvt. Ltd. amalgameted 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.

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring it kanal and 12 maria comprised in rectangle No. 1, killa No. 14/2 (1-12), situated in the revenue estate of Viltage Sihi, Tehsii Manesar, District Gurugram, Haryana. As per avarments made in the said jamebandi for year 2019-20 the license has been issued by DGTCP, Haryana in respect to the above-mentioned land measuring 1 kanel and 12 maria for setting up of group housing colony which was recorded vide repat No. 1183 dated 18.08,2024.
- Tracing of title of the land measuring 24 kanal and 0 maria 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 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° share, Sh. Jaipal s/o Sh. Shri Ram was the recorded owner of 1/8° share, Smt. Omwad d/o Sh. Khem Chand was the recorded owner of 1/4° share, Sh. Brij Lal s/o Sh. Dil Sukh was the recorded owner of 1/4° share and \$/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amer Singh were the joint recorded owners of 1/4° share of the land measuring 24 kanal and 0 marta 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-Tehail Harsaru, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Mani Devi demised her 1/8° share in the said land measuring 24 kanal and 0 marta in favour of Smt. Janki Devi w/o Sh. Dautat Ram for the period from Kharif, 1969 to Rabi, 2009. From the perusal of Initial No. 1968 I note that the said Sh. Jal Pat sold his 1/8° share in the said tand measuring 24 kanal and 0 marta in favour of Smt. Urmita 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 1/8th share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar became the recorded owner of 1/8th share, Smt. Omwatt d/o Sh. Khem Chand remained the recorded owner of 1/4th share, Sh. Brij Lal s/o Sh. Dil Sukh remained the recorded owner of 1/4th share and S/Sh. Rattan Lal, Pat Ram, Sukh Pal ss/o Sh. Amar Singh.

No. D/1521/200

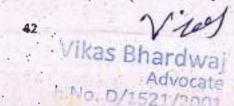
remained the joint recorded owners of 1/4° share of the land measuring 24 kanal and 0 marla comprised in rectangle No. 122, killa Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru. Sub-Tehsil Harsaru, District Gurugram, Haryana and these persons were shown as joint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

in the manner mentioned hereinabove, Smt. Mani Devi w/o Sh. Ashok Kurnar remained AP) the recorded owner of 1/8" share, Smt. Umrilla Kaldkar w/o Sh. Suresh Kakker became the recorded owner of 1/8th share, M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 1/2<sup>rd</sup> share and S/Sh. Rattan Laj, Pat Ram, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of 1/4" share of the land measuring 24 kanal and 0 marle 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 Sint. Mani Devi demised her 1/8" share in the said land measuring 24 kanal and 0 marts in favour of Smt. Janki Davi w/o Sh. Daulat Ram for the paried from Kharif, 1989 to Rabi, 2008. From the perusal of intital No. 3937 I note that the said land measuring 24 kanal and 0 maria 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 writtee 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.

> Vikas Bhardwai Advecate

- In the mainter mentioned hereinabove, the said M/s Bluejays Resitech Pvt. Ltd. became the recorded owner and in possession of the said land measuring 24 kanal and 0 maria 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 Resitech Pvt. Ltd. amalgamated with all its assets and fiabilities 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 ewner of the land measuring 24 kanal and 0 maria comprised in rectangle No. 122, kills Nos. 18 (8-0), 22 (8-0), 23 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsit Harsaru, District Gurugram, Haryana.
- U. Tracing of title of the land measuring 11 kanal and 9 marts comprised in rectangle No. 132, titla 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 Khawat Nos. 605, 640 respectively Provincial Government was the recorded owner of tand measuring 17 kanal and 5 maria comprised in rectangle No. 132, kills Nos. 1 (7-18), 2 (6-0), 9 (1-7), situated in the revenue estate of Village Harsaru, Sub-Tehsit Harsaru, District Gurugram, Haryana. From the perusal of initial 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 maria came to the joint shares of \$h. Amar \$ingh s/o \$h. Bheem Singh and \$h. Brij Lal allas Birju Lal s/o \$h. Dil Sukh. From the perusal of initial No. 2606 I note that the said \$h. Amar \$ingh sold 1/12<sup>th</sup> share (out of his 1/2<sup>nd</sup> share) in the said land measuring 17 kanal and 5 maria in favour of \$h. Rajbeer Singh s/o \$h. Moola Ram vide \$ale Deed registered as document No. 5136 on 13.07.1998. From the perusal of initial No. 2608 I note that the said \$h. Amar \$ingh sold 1/12<sup>th</sup> share in the said land measuring 17 kanal and 6 maria in favour of \$h. Brij Läl alias Birju Lal s/o \$h. Dil Sukh vide \$ale Deed registered as document No. 3645 on 11.06.1998

- In the manner mentioned hereinabove, Sh. Amair Singh s/o Sh. Bheem Singh became the recorded owner of 1/3<sup>rd</sup> share. Sh. Brit Lai s/o Sh. Dil Sukh became the recorded owners of 7/12<sup>rd</sup> share, Sh. Rajbeer Singh s/o Sh. Moola Ram became the recorded owner of 1/12\* share of land measuring 17 kanal and 5 marts 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 7/12th share in the said land measuring 17 kanal and 5 marls in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sate Deed registered as document No. 8928 on 08.07.2008. From the perusal of intikal No. 3753 I note that the said Sh. Rajbeer Singh sold his 1/12th share in the said land measuring 17 kanal and 5 marta in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8227 on 24,06,2010.
- In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. ii) became the recorded owner of 2/3" share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3" share of the said land measuring 11 kanal and 9 maria 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 initial No. 3939 I note that the said land measuring 17 kanal and 5 maria 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 meria 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 Hersaru, District Gurugram, Haryana came to the share of M/s Bluejays Realtech Pvt. Ltd.
- In the manner mentioned hereinabove, the said M/s Bluejays Realtach Pvt. Ltd. iii) became the recorded owner and in possession of the said land measuring 11 kanel and 9 maria and it has been shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khala Nos. 1011/1091, 1047/1121 respectively. From the



perusal of intital No. 5349 I note that the said M/s Bluejaye 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, Chandigarn 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 maria 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 maria comprised in rectangle No. 122, killa No. 24 (6-18), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana:
- 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 1/3<sup>rd</sup> share, Smt. Omwatti d/o Sh. Khem Chand was the recorded owner of 2/3<sup>rd</sup> share of the land measuring 6 kanal and 18 merts 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 initial No. 3754 I note that the said 8tht. Omwatt sold his 2/3<sup>rd</sup> share in the said land measuring 6 kanal and 18 marts in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8054 on 23.06.2010. From the perusal of initial No. 3755 I note that the said 8h. Jaipal sold his 1/3<sup>rd</sup> share in the said land measuring 6 kanal and 18 marts 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 16 marts 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, 603/639, 638/674 respectively. From the perusal of intical 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

Vikas Bhardwaj
Advocate
No. D/1521/2001

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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-Tensil 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 Harearu, Sub-Tehsil Harsaru, District Gurugram, Haryana:
- As per Jamabandis for year 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewat/Khate 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 1/3" share, Sh. Brij Lal alias Birju Lal s/o Sh. Dil Sukh was the recorded owner of 1/3rd share. Smt. Muther wolfo Sh. Shri Ram, S/Sh. Hans Raj, Jai Pat, Rajpat 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 sa/o Sh. Mula, Roshni, Subdo aliae Yofsi, Munesh dolo Sh. Mula, Smt. Murti wd/o Sh. Moota were the joint recorded owners of 1/24" share of land measuring 6 kanal and 2 marts comprised in rectangle No. 132, kills No. 3 (6-2), situated in the revenue estate of Village Harsaru, Sub-Tehsil Hersaru, District Gurugram, Haryana. From the perusal of intkal No. 3442 I note that the said Sh. Brij Let alias Birju Lat sold his 1/3\* share in the said land measuring 6 kanal and 2 marts 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 Intikal No. 3750 I note that the said Smt. Muthri expired intestate leaving behind her legal heirs, viz., S/Sh. Hans Raj, Jai Pal, Rajpal st/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram those became the joint recorded owners of 1/28° share, Smt, Murti wd/o Sh. Moola, 8/Sh. Basant, Rajbir alias Pappu sa/o Sh. Moola, Smt. Roshni, Sukho atias Mori, Munesh dd/o Sh. Moola became the joint recorded owners of 1/168\* share by way of inheritance. From the perusal of initial No. 3756 I note that the said S/Sh. Hans Rej, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoori, Chitro dd/o Sh. Shri Ram jointly sold their 2/7" share, Smt. Murti wd/o Sh. Moole, S/Sh. Basant, Rajbir allas Pappu ss/o Sh. Moola, Smt. Roshni, Sukho

Advocate

alias Mori, Muneah dd/o Sh. Moola jointly sold their 1/21<sup>th</sup> share in the said land measuring 6 kanal and 2 maria in favour of M/s Bluejays Realtech Pvt. Ltd. vide Sele Deed registered as document No. 8229 on 24.06.2010.

- ii) In the manner mentioned hereinabove, the said M/s Stuejays Realtech Pvt. Ltd. became the recorded owner of 2/3<sup>rd</sup> share and Sh. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3<sup>rd</sup> share of the said land measuring 6 kanal and 2 maria 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 initial No. 3938 I note that the said land measuring 6 kanal and 2 maria alongwith other lands was pertitioned amongst the land owners vide order dated 19.09.2011 passed by the Court of Nayab Tehsildar and Assistant Collector, 1<sup>rd</sup> Grade in case No. 416/NT. By virtue of this partition the land measuring 4 kanal and 2 maria 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.
- hi 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 marta 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 intikal 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 marts comprised in rectangle No. 132, kills No. 3/1 (4-2), situated in the revenue estate of Village Harsaru. Sub-Tehsil Plarsaru. District Gurugram, Haryana

Vikas Bhardwaj

## Nil Encumbrance Certificate:

I have searched the index register of Book No. I of the offices of Registrar, Gurugram and Sub-Registrars, Gurugram; Mariesar, 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.

#### Final Certificate: 5.

In the manner mentioned hereinsbove Mrs Krisumi Corporation Pvt. Ltd. has become recorded owner of land measuring 219 kanal and 17 marts 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), rectarigle 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 (6-0), rectangle No. 8, kills No. 3 (8-0), rectangle No. 2, kills 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, Kille 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 allnecessary approvals and sanctions.

Yours Sincerety.

VINAS BHARDWAJ, VIKAS Bhardwaj ADVOCATE Advocate

bod com does - CHALLAN Government or Haryana Candidate Copy Valid Upto: 31-10-2024 (Cash) 10123018797 25-10-2024 (Chq./DD) GRIN No. 0125010767 OME: .24 Oct 2024 17:10:48 CALCO NAME: 0363-TEHSILDAR MANESAR Treadure Gurgaon Pariod: (2024-25) One Time Head of Account 0030-03-104-99-51 Fees for Registration Amount 15 PD AcNo Deduction Amount: Total America 0 15 ₹ Fifteen Rupees Tenderer's Detail GPF/PRANTIN/Actt. no./YehicleNo/Taxist-PAN No: Tenderer's Partie: Adle Vilcas Bharthes Address: New Dolhi ... Pariculars: Record Inspection Fee For Year From 2009 To 2024 Manesar Chaque-DO-Detail: Depositor's Signature FOR USE IN RECEIVING BANK Bank CIN/Ref No: ZHMP91L03MCXGR Payment Date: 24/10/2024 Bank IDBI Aggregator States Success

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E - CHALLAN 000 Code: \$302 Candidate Copy Bovernment of Haryana \*0121976532\* Valid Upto: .06-10-2024 (Count) 00-09-2024 (Ciriq ( GRN No. 0121974632 Date: 29 Sep 2024 17:57-58 Office Name: 0382-TENSILDAR GURGACHI Treasury: Gurgaon **Partoc** (2024-25) One Time Head of Account Amount 7 0030-03-104-99-51 Fees for Registration PD AcNo Deduction Amount: ₹ 0 Totalfiet Amount: ₹ 15 Filters Repress Tenderer's Detail GPF/PRANTPWACE, no MehicleHe/Taxist · · PAN No Tenderer's Name: Adu Vivas Shardesi Récord inspection Fee For Year From 1994 To 1997 Guygaen Cheque-DD-Detail: Depositor's Signature FOR USE IN RECEIVING BANK ZHMPK93020NK58 29/09/2024 Bank CtN/Ref No: Payment Date: Bank **IDW Aggregator** Strings Success

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DDO-Cede: .0320 E - CHALLAN Catalidate Com Government of Haryson 27-10-2024 (Cash) 21-10-2024 (Caq/OD) Vand Upto 0122821279\* BRN NO.; 0122821279 Date: 20-Oct 2024 21:35:03 Office Nerver 0370 NAS TENSILDAR HARSURU Таврану: Burgann (2024-25) One Time Pened: Head of Account Amount 0030-03-104-99-51 Fees for Registration PD AcNo Deduction Amount 2. 0 TotalNat Amount 16 FROM RADGE Tenderer's Detail OPFARANTHIACK INLANTINGENOTING PAR No. Tenderal's Name: Adv-Miles Bhestwal Address: New Detri Particulars: Record inspection Fee For Year From 2017 To 2024 Hersels Cheque-DO-Detail. Depositor's Signature FOR USE IN RECEIVING BANK Bank CLNMet No: Payment Date: ZHAP GUT (SESTON 2010/2024 Bank **IDE! Apprecator** Status: Sources

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BANK CINIRAL NO.

Payment Date:

Bark:

SUMUE

## *`VIKAS BHARDWAJ*

### ADVOCATE

E. No.: D/1521/01

#### Chamber:

27.1, 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 23 kerial and 4 marta i.e. 2.90 acres comprised in rectangle No. 2, kills Nos. 12/3 (0-8), 12/4 (0-12), situated in the revenue estate of Village Silpi, Tehsil Manesar, District Gurugram, Haryana AND comprised in rectangle No. 122, kills Nos. 13/3 (1-12), 13/2 (0-18), 19/2 (2-0), 20/2 (2-0), 21 (8-0), rectangle No. 132, kills Nos. 1/1 (6-15), 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 maria 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:

- Orginal Sale Deed executed by Smt. Ornwati in favour of M/s Bluejays Resitech Pvt. Ltd. registered as document No. 8054 on 23.06.2010, in the office of Sub-Registrar, Gurgaon.
- ii) Original Sale Deed executed by \$/\$h. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh, Smt. Rathi Devi d/o Sh. Amar Singh and Smt. Prabho Devi wd/o Sh. Patram, 8/\$h. Ashok, Vinod, Anoop ss/o Sh. Pat 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.
- Original Sale Deed executed by Smt. Reets w/o Sh. Pritam Chauhan in favour of Mes. P.G. Propmart Pvt. Ltd. registered as document No. 2053 on 19.12.2012, in the office of Sub-Registrar, Maneser.

Vikas Bhardwaj Advocate

- iv) Original Sale Deed executed by Sh. Sajit alias Sujit so Sh. Ram Chander, Smt. Sheela Devl, Saroj alias Sumantara, Sadhna Rani, Savita Devl 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. Risal 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/o 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/2922/948/5058-5061 issued by AAI in respect to land stauted 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 slauted 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 stauted in Villages Sihi and Harsaru.
- xii) Copy forest NOC dated 22.06.2023 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/SEVW2023/803 for supply of 250 KLD STP treated water for construction purpose issued by the office of the Executive Engineer-V, SEW, Division, GMDA Gurugram.

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- 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 (ssued by GMDA, Gurugraim.
- xviii) Copy of assurance dated 08.09.2023 bearing Memo No: EE/Proj/GMDA/2023/508 of water supply of drinking water issued by GMDA, Gurugram.
- xix) Copy aravali NOC dated 13.09.2023 issued by D.C., Gurugram.
- 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 Tehsitdar Hersaru in respect to land situated in Village Harsanu.
- xxii) Copy of ownership report dated 09.06.2023 issued by D.C., Gurgram 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 intitals for Villages Sihi and Harseru.

### 3. Tracing of title :

- A. Tracing of title of the land measuring 12 kanal and 0 marts comprised in rectangle No. 122, kills Nos. 19/2 (2-0), 20/2 (2-0), 21 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugtam, Heryana:
- 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 1/8h share. Sh. Jaipal s/o Sh. Shri Ram was the recorded owner of 1/8h share. Smt. Omwatti d/o Sh. Khem Chand was the recorded owner of 1/4h share. Sh. Brij Lal s/o Sh. Dil Sukh was the recorded owner of 1/4h share and S/Sh. Rattan Lal, Pat Rem, Sulth Pal sa/o Sh. Amar Singh were the joint recorded owners of 1/4h share, inter-alia, of the land measuring 48 kanal and 0 marta comprised in rectangle No. 122, kilta 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

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demised her 1/8° share in the said land measuring 48 kanat and 0 marta in favour of Smt. Janki Devi Wo Sh. Daulat Ram for the period from Kharif, 1989 to 2008. From the perusal of intkal No. 1968 I note that the said Sh. Jai Pal sold his 1/8° share in the said land measuring 48 kanal and 0 marta in favour of Smt. Urmita Kakkar w/o Sh. Suresh Kakkar vide Sale Deed registered as document No. 4450 on 05.09.1989.

- In the mariner mentioned hereinabove, the said Smt. Mani Devi w/o Sh. Ashok Kumar Ē) remained the recorded owner of 1/8° share, Smt. Urmilla Kakkar w/o Sh. Suresh Kakkar became the recorded owner of 1/8" share, Smt. Omwati d/o Sh. Khem Chand remained the recorded owner of 1/4th share, Sh. Brill Lat s/o Sh. Dil Sukh remained the recorded owner of 1/4th 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 48 kanal and 0 marls 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 Harsaru, Sub-Tehsil Harsaru, 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 1/8th share in the said land measuring 48 kanal and 0 marts in favour of Sint, Janki. Devi w/o Sh. Daulat Ram for the period from Kherit, 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 1/12th share of the said land measuing 48 kanal and 0 maria by way of inheritance.
- In the manner mentioned hereinabove, the said Smt. Mant Devi w/o Sh. Ashok Kumar remained the recorded owner of 1/8th share, Smt. Urmita Kakkar w/o Sh. Suresh Kakkar became the recorded owner of 1/8th share, Smt. Omwati d/o Sh. Khem Chand remained the recorded owner of 1/4th share, Sh. Brij Lal s/o Sh. Dil Sukh remained the recorded owner of 1/4th share and S/Sh. Rattan Lal, Sukh Palles/o Sh. Amar Singh remained the joint recorded owners of 1/6th share, Smt. Prabho Devi wd/o Sh. Pat Ram, S/Sh. Ashok, Vinod, Anoop sa/o Sh. Pat Ram became the joint recorded owners of 1/12th share of the land measuring 48 kanal and 0 marta 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" share in the said land measuring 48 kanal and 0 marls in favour of M/s Bluefays 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 8mt. Omwatt sold his 1/4" share in the said land measuring 48 kanal and 0 marls in favour of M/s Bluefays Realtech Pvt. Ltd., vide Sale Deed registered as document No. 8054 on 23.08.2010.

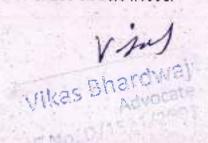
in the manner mentioned hereinabove, Smt. Mani Devi w/o Sh. Ashok Kumer remained iv) the recorded owner of 1/8" share, Smt. Urmilla Kaldkar w/o Sh. Suresh Kakkar became the recorded owner of 1/8º share, M/s Bluelays Resitech Pvt. Ltd. became the recorded owner of 1/2<sup>rd</sup> share and \$/\$h. Rattan Lal, Sukh Pal ss/o Sh. Amar Singh remained the joint recorded owners of 1/6° share, Smt. Prabho Devi wd/o Sh. Patram, S/Sh. Ashok, Vinod, Anoop ss/o Sh. Patram became the joint recorded owners of 1/12h share of the land measuring 48 kanal and 0 maria 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 \$mt. Mani Devi demised her 1/8th share in the said land measuring 46 kanal and 0 maria in favour of Smt. Janki Devi w/o Sh. Daulat Ram for the period from Kharif, 1989 to 2008. From the perusal of intital No. 3937 1 note that the said land measuring 48 kanal and 0 marta alongwith other lands was partitioned amongst the land owners vide order dated 05.09 2011 passed by the Court of Nayab Tehsidar and Assistant Collector, 1" Grade in case No. 417/NT. By virtue of this partition the said land measuring 24 kanal and 0 marta came to the share of the said Smt. Mani Devi w/o Sh. Ashok to the extent of 1/4" share, Smt. Urmila Kakkar w/o Sh. Suresh Kakkar to the extent of 1/4" share and S/Sh. Ratten Lai, Sukh Pal se/o Sh. Amar Singhto the extent of 1/3" share and Smt. Prabho Devi wd/o Sh. Patram, S/sh. Ashok, Vinod, Anoop ss/o Sh. Pat Ram to the extent of 1/6th share. Thereafter, the said S/Sh. Rattan Lai, Suith Pail salo Sh. Amar Singh jointly sold their 1/3rd share and Smt. Prabho Devi wd/o Sh. Patrami, S/Sh. Ashok, Vined, Anoon ss/o Sh. Pat Ram jointly sold their 1/6" share i.e. total share sold was 1/2" share in the said land measuring 24 kanal and 0" maria 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

Vikas Bhardwaj Advocate No. 4278 I note that the said land measuring 24 kanal and 0 mairs was partitioned amongst the land owners vide order dated 29.07.2013 passed by the Court of Tehsilder cum Assistant Collector. 1° Grade, Gurgaon in case No. 52/Tech. By virtue of this partition land measuring 12 kanal and 0 marts comprised in rectangle No. 122, kills Nos. 19/2 (2-0) [after division of kills No. 19 (6-0) into 19/1 (6-0) and 19/2 (2-0)], 20/2 (2-0) [after division of kills 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 extusive possession of the said M/s P.G. Propriart Pvt. Ltd.

- In the manner mentioned hereinabove, the said M/s P.G. Propmant Pvt. Ltd. became the recorded owner and in possession of the said land measuring 12 kanal and 0 marta 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 intkal No. 5349 I note that the said M/s P.G. Propmant 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 kanel and 0 marts comprised in rectangle No. 122, kills 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 marts comprised in rectangle No. 122, kills No. 13/2 (0-16), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana:
- 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 4/45<sup>th</sup> share, Sh. Biraj Lal s/o Sh. Dil Sukh was the recorded owner of 4/45<sup>th</sup> share, S/Sh. Rattan Lai, Pat Ram, Sukh Lai sa/o Sh. Amar Singh were the joint recorded owners of 4/45<sup>th</sup> share, Sh. Sardar Singh s/o Sh. Baldev was the recorded owner of 1/15<sup>th</sup> share, Sh. Phool Singh

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s/o Sh. Mutbanna, Smt. Bhagwani d/o Sh. Hardey were the joint recorded owners of 1/3" 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 4/15" share, S/Sh. Bhuday, Sheorai, Manoi ss/o Sh. Raj Singh were the jont recorded owners of 1/15" share, interelia, of the land measuring 32 kanal and 0 maria comprised in rectangle No. 122, kills 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 lasses of 4/45° share and Sh. Briti Lat and others were the tenants of 41/45th salire through \$/\$h. Shri Ram, Amar Singh salo Sh. Bheem Singh and Sh. Bril Lal alo Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marts. From the perusal of mutation entry No. 2099 I note that the said Sh. Biraj Lal s/o Sh. Dil Sulth sold his 4/45\* share in the said land measuring 32 kanal and 0 marts 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 Patis/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 marts 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 8/8h. Bhudev. Sheoral, Manol ss/o Sh. Raj Singh jointly sold their 1/15\* share in the said land measuring 32 kanal and 0 maria 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 seld land measuring 32 kenel and 0 maria in favour of Smt. Manni Kalukar 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. Phoof Singh s/o Sh. Mutbanna sold his 1/6" share in the said land measuring 32 kanal and 0 marts 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 Lai, Pat Ram, Sukh Lai ss/o Sh. Amer Singh sold their 4/45° share in the said land measuring 32 kanal and 0 marta in fevour of Smt. Sangite Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 250 on 08.04, 1998.



In the manner mentioned hereinabove. Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar became the recorded owner of 32/45° share, Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 4/45th share, Sh. Sardar Singh s/o Sh. Baldey remained the recorded owner of 1/15th share, S/Sh. Jille Singh, Prakash sa/o Sh. Ram Chander became the joint recorded owners of 2/15th share of the said land measuring 32 kanal and 0 meda those were shown as owners of this land as per Jamabandi for year 1996-96 bearing Khewat/Khata No. 273/340. As per this Jernabandi, the said Smt. Janki Devi w/o Sh. Dautat Ram was the lessee of 4/45" share and Sh. Brij Lai and others were the tenants of 41/45" sahre through S/Sh. Shri Ram, Amer Singh ss/o Sh. Bheem Singh and Sh. Brij Lei s/o Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 maria. From the perusal of intkal 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 intida No. 2642 I note that the said Sh. Jille Singh a/o Sh. Ram Chander sold his 1/15" share in favour of Sh. Brij Lai a/o Sh. Dil. Such to the extent of 1/30" share and 9/Sh. Pat Ram, Rattan Laf. Such Lat ss/o Sh. Amar Singh to the exterit of 1/30" share vide Sale Deed registered as document No. 10889 on 17.12.1998. From the perusal of intitle No. 2591 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 1/45\* share. S/Sh. Pat Ram, Ratton Lal, Suith Lal ss/o Sh. Amar Singh to the extent of 1/45\* share and Sh. Brij Lat s/o Sh. Dil Sukh to the extent of 1/45" shre of the said land measuring 32 kanal and 0 marta vide Sale Dood registered as document No. 6612 on 10.10.1988. From the perusal of intida No. 2892 I note that the said S/Sh. Pat Ram, Rattan Lai, Suich Lai ss/o Sh. Amar Singh jointly sold their 1/45h share or 25/1129h share of the said land measuring 32 kanal and 0 marls in favour of Smt. Sngits Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 251 on 08.04.1996. From the perusal of intida 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 maria in favour of Smt. Singita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 90 on 03.04.1996.

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

in the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. iii) Ashok Kumar alies 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

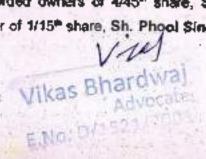
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said land measuring 32 kanal and 0 marts those were shown as owners of this land as per Jamabandi for year 2000-01 bearing Khewat/Khata No. 323/379. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lessee of 4/45th share and Sh. Brij Lal and others were the tenants of 41/45th share through 8/Sh. Shri Ram, Amar Singh as/o Sh. Bheem Singh and Sh. Brij Lal s/o Sh. Dii Sukh those were having adverse possession over the said land measuring 32 kanal and 0 marts. 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), 3/Sh. Ashok, Vinod, Anoop (sons) those became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marts by way of inheritance.

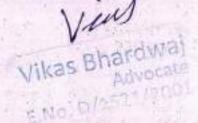
- In the manner mentioned hereinabove, Smt. Mani. Devi. alias. Mani. Kalkar w/o Sh. Ashok Kumar alias Ashok Kalkar remained the recorded owner of 32/45th share, Smt. Sangita Godl w/o Sh. Hans Raj Godl became the recorded owner of 1/15th share, Smt. Omwatl w/o Sh. Tule Ram became the recorded owner of 1/15th share, Sh. Brij Lei s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Raftan Lai, Sukh Lai 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 marta those were shown as owners of this land as per Jamabandi for year 2005-06 bearing Khewat/Khala No. 359/415. In this Jamabhdi these persons were shown to be having self-possession. From the perusel of intkal No. 3754 I note that the said Smt. Ormwati w/o Sh. Tule Ram sold 1/15th share in the said land measuring 24 kanal and 0 marta comprised in rectangle No. 122, kills 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.
- In the manner mentioned hereinabove, Smt. Mani Devi alles 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 1/15th 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 marta those were shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewet/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 marta in favour of S/Sh. Sandeep, Harkeeh 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

1/18\* share) in the said land measuring 24 kanal and 0 marts 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 1/90\* share, S/Sh. Rattan Lal, Sulth Lal ss/o Sh. Amar Shigh jointly sold their 2/90\* share i.e. total saltre sold is 1/30\* share in the said land measuring 24 kanal and 0 marts 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 marts alongwith other lands was partitioned amongst the tand owners vide order dated 30.04.2013 passed by the Court of Sh. Ramesh Singhla, Tehsildar in case No. 38/T. By virtue of this partition the said land measuring 0 kanal and 16 marts comprised in rectangle No. 122, kills No. 13/2 (0-16) [after division of kills 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, Haryaria came to the exclusive share of M/s P.G. Propmart Pvt. Ltd.

- vi) In the manner mentioned hereinabove, Ws. P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuring 0 kanal and 16 marts those were shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata-Nos. 517/548, 546/576 respectively. From the perusat of intikal No. 5349 t note that the said Ws. 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 maria comprised in rectangle No. 122, killa No. 13/2 (0-16), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gungram, Haryana.
- C. Tracing of title of the land measuring 1 kanal and 12 maria comprised in rectangle No. 122, kills No. 13/3 (1-12), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, Dietrict Gurugram, Haryana:
- As per Jamabandi for year 1990-91 bearing Khewat/Khata No. 251/326 I note that Smt. Mani Devi w/o Sh. Astick Kumar was the recorded owner of 4/45° share, Sh. Biraj Lal s/o Sh. Dil Sukh was the recorded owner of 4/45° share, S/Sh. Rattan Lal, Pat Ram, Sukh Lal ss/o Sh. Amar Singh were the joint recorded owners of 4/45° share, Sh. Sardar Singh s/o Sh. Baldev was the recorded owner of 1/15° share, Sh. Phyol Singh



s/o Sh. Mutbenna, Smt: Bhagwani d/o Sh. Hardev were the joint recorded owners of 1/3rd share, S/Sh. Jille Singh, Ram Pal, Prakash ss/o Sh. Ram Chander, Smt. Ramwati d/o Sh. Ram Chander were the joint recorded owners of 4/15" share, 3/3h. Bhudev, Sheoraj, Manoj ss/o Sh. Raj Singh were the jort recorded owners of 1/15° share, interalla: of the land measuring 32 kanal and 0 marts comprised in rectangle No. 122, kills Nos. 10 (8-0), 11 (8-0), 12 (8-0), 13 (8-0), situated in the revenue estate of Village Harsani, Sub-Tehsil Harsani, District Gurugram, Haryana. As per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lesses of 4/45" share and Sh. Brij Lal and others were the tenents of 41/45" sahre through \$/Sh. Shri Ram, Amar Singh ss/o Sh. Bheem Singh and Sh. Brij Let s/o Sh. Dit Sukh those were having adverse possession over the said land measuring 32 keriel and 0 marts. From the perusal of mutation entry No. 2099 I note that the said Sh. Biraj Lal s/o Sh. Di) Sukh sold his 4/45\* share in the said land measuring 32 kanal and 0 marts 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 alo 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 marts in favour of Smt. Manni Kakkar w/g Sh. Ashok Kakkar vide Safe Deed registered as document No. 16193 on 20.03.1995. From the perusal of mutation entry No. 2197 I note that the said 8/Sh. Bhudev, Sheioraj, Manoj ss/o Sh. Raj Singh jointly sold their 1/15th share in the said land measuring 32 kanal and 0 marts in favour of Smt. Manni Kaldkar 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 made 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 marta in favour of Smt. Manni Kakkar w/o Sh. Asliok Kakkar vide Safe 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. Amer Singh sold their 4/45th share in the said land measuring 32 kanal and 0 maria in favour of Smt. Sangita Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 250 on 08.04.1996.



In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar became the recorded owner of \$2/45th share. Smt. Sangita Godi w/o Sh. Hans Raj Godi became the recorded owner of 4/45th share, Sh. Sardar Singh s/o Sh. Beldev remained the recorded owner of 1/15th share, 8/8h, Jille 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 marta those were shown as owners of this land as per Jamabandi for year 1995-96 bearing Khewat/Khata No. 273/340, As. per this Jamabandi, the said Smt. Janki Devi w/o Sh. Daulat Ram was the lesses of 4/45" share and Sh. Brij Lal and others were the tenants of 41/45" sahre through S/Sh. Shri Ram, Amar Singh se/o Sh. Bheem Singh and Shi. Brij Lal s/o Sh. Dii Sukh those were having adverse possession over the said land measuring 32 kanal and 0 mada. From the perusal of intkal No. 2458 I note that the said Sh. Sardar Singh s/o Sh. Baldev sold his 1/15" share in the sold land measuring 32 kanal and 0 marls in layour of Smt. Omwati w/o Sh. Tule Ram vide Sale Deed registered as document No. 5894 on 29.06.1995. From the perusal of intkla No. 2642 I note that the said Sh. Jille 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 penusal of intkla No. 2691 I note that the said Sh. Prakesh s/o Sh. Ram Chander sold his 1/15° share in favour of Sh. Jai Pal s/o Sh. Shri Ram, SiSh. Raj Pal, Hane Raj sa/o Sh. Shri Ram to the extent of 1/45th share. S/Sh. Pat Ram. Rattan Lai, Suith Lai ss/o Sh. Amar Singh to the extent of 1/45\* share and \$hi, Brij Lal s/o Sh. Dil Sukh to the extent of 1/45th shre of the said land measuring 32 kana) and 0 marts vide Sale Deed registered as document No. 6612 an 10.10.1988. From the perusal of intkla No. 2692 I note that the said S/Sh. Pet Ram. Ratten Lat, Suith Lat es/o Sh. Amer Singh jointly sold their 1/45° share or 25/1129° share of the said land measuring 32 kanal and 0 marts in favour of Smt. Sngits Godi w/o Sh. Hans Raj Godi vide Sale Deed registered as document No. 251 on 08.04.1996. From the perusal of intida No. 2693 I note that the said Sh. Jai Pal a/o Sh. Shri Ram, B/Sh. Raj Pail, Hens Raj ss/o Sh. Shri Ram jointly sold their 1/45th share or 25/1129h share of the said land measuring 32 kanel and 0 marts in favour of Smt. Sngita 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 tater-on cancelled by the Collector by way of review (nazar sani).

in the manner mentioned hereinsbove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45° 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 Lai 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

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Advocate

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 4/45" share. and Sh. Brill Lal and others were the tenants of 41/45" same through 5/Sh. Shri Ram. Amar Singh salo Sh. Bheem Singh and Sh. Brit Lat sto Sh. Dil Sukh those were having adverse possession over the said land measuring 32 kanal and 0 maria. 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, Andop (sons) those became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marts by way of inheritance.

- W) In the manner mentioned hereinabove, Smt. Mani Devi alias Mani Kakkar w/o Sh. Ashok Kumar alias Ashok Kakkar remained the recorded owner of 32/45° share, Smt. Sangita Godi w/o Sh. Hans Rej Godi became the recorded owner of 2/15th share, Srat. Onrwati w/o Sh: Tule Ram became the recorded owner of 1/15" share, Sh. Brill Lal s/o Sh. Dil Sukh became the recorded owner of 1/18th share and S/Sh. Rattan Lai, Sukh Lai 55/0 Sh. Armar Singh became the recorded owner of 1/45" share. Smt. Prabho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vined, Anoop sons of Sh. Pat Ram became the joint recorded owners of 1/90th share of the said land measuring 32 kanal and 0 marts those were shown as owners of this land as per Jamabandi for year 2005-06 bearing Khewat/Khata No. 359/415. In this Jamabndi 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 marts 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.
- In the manner mentioned hereinabove, Smt. Mani Davi 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 Lai ss/o Sh. Amer Singh became the recorded owner of 1/45th share, Smt. Probho Devi widow of Sh. Pat Ram, S/Sh. Ashok, Vinod, Apoop sons of Sh. Pat Ram became the joint recorded owners of 1/90% share of the said land measuring 24 kanaf and 0 marta 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 intikal 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 karial and 0 marta 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 Lat s/o Sh. Dil Sukh sold 1/30<sup>th</sup> share (out of the said

1/18" share) in the said land measuring 24 kanal and 0 marts 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 1/90" share, S/Sh. Rattan Lal, Sukh Lal sa/o Sh. Amar Singh jointly sold their 2/90" share i.e. lotal share sold was 1/30" share in the said land measuring 24 kanal and 0 marts 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 marts alongwith other lands was partitioned amongst the land owners vide order dated 30.04.2013 passed by the Court of Sh. Ramesh Singhla. Tehsildar in case No. 38/T. By virtue of this partition the said land measuring 1 kanal and 12 marts comprised in rectangle No. 122, kills No. 13/3 (1-12) [after division of kills 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 menta which was shown as owners of this land as per Jamabandis for years 2015-16, 2020-21 bearing Khewat/Khata Nos. 516/547, 545/575 respectively. From the perusal of intical No. 5349 I note that the said M/s Bluejays Realtech Pvt. Ltd. amalgamated with all its assets and fiabilities 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 Pyt. 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 :
- As per Jamabandis 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 marta 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

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SDO, Guigeon in case No. 881 the said land measuring 7 kanal and 18 marts: came to the joint shares of Sh. Amar Singh s/o Sh. Sheem Singh and Sh. Brij Lal alian Birju Lal s/o Sh. Dil Sukh. From the perusat of intkal No. 2606 I note that the said Sh. Amar Singh sold 1/12<sup>th</sup> share (out of his 1/2<sup>nd</sup> share) in the said land measuring 7 kanal and 18 marts 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 1/12<sup>th</sup> share in the said land measuring 7 kanal and 18 marts 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° share. Sh. Brij Lal s/o Sh. Dil Sukh became the recorded owners of 7/12° share. Sh. Rajbeer Singh s/o Sh. Moola Ram became the recorded owner of 1/12° share of land measuring 7 kanel and 18 marta comprised in rectangle No. 132, killa No. 1 (7-18), situated in the revenue estate of Village Harsaru, Sub-Tehail 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/Khate Nos. 710/921, 753/860 readwith badar No. 2 for Jamabandi for year 2005-06. From the perusal of intikal No. 3442 I note that the said Sh. Brij Lal sold his 7/12° share in the said land measuring 7 kanal and 18 marta 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 intikal No. 3753 I note that the said Sh. Rajbeer Singh sold his 1/12° share in the said land measuring 7 kanal and 18 marta 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 2/3<sup>rd</sup> share and 8h. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3<sup>rd</sup> share of the said land measuring 7 kanal and 18 marta and it has been shown as owners of this land as per Jamabandi for year 2010-11 bearing Khawat/Khata No. 908/994. From the perusal of intkal No. 3939 I note that the said land measuring 7 kanal and 18 marta alongwith other lands was partitioned amongst the land owners vide order dated 09.09:2011 passed by the Court of Tehsildar and

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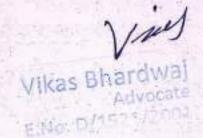
Assistant Collector, 1st Grade in case No. 418/NT, By virtue of this partition land measuring 5 kensi and 15 maria comprised in rectangle No. 132, killa Nos. 1/1 (5-16) (after division of kills No. 1 (7-18) into 1/1 (5-15) and 1/2 (2-2)), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana came to the share of Sh. Amar Singh s/o Sh. Bheem Singh, From the perusal of intical No. 4182 I note that the said Sh. Amar Sigh expired intestate leaving behind his legal heirs, viz., S/Sh. Rattan Lai, Pat Ram, Sukh Pal (sons), Smt. Ratni Devi (daughter) those became the joint recorded owners of the said land measuring 5 kanal and 15 marts by way of inheritance: From the perusal of intital No. 4193 I note that the said Sh. Pat Ram expired intestate leaving behind his (egal heirs, viz., Smt. Prabho Devi (widow), S/\$h. Ashok Kurnar, Vinod Kurnar, Anoop Sigh (sons) those became the joint recorded owners of 1/4" share of the said land measuring 5 kanal and 15 marts by way of inheritance. Thereafter, the said S/Sh. Rattan Lal, Sukh Pal se/o Sh. Amar Singh, Smt. Ratnf Devi : d/o Sh. Amar Singh jointly sold their 3/4" 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 marts was sold in favour of M/s P.G. Propinart 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.

- 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 6 kanal and 15 marls 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 intkal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s Krisuml Corporation Pvt. Ltd. vide order dated 05.10.2020 passed by NCLT. Chandigath 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 5 kanal and 15 marks comprised in rectangle No.

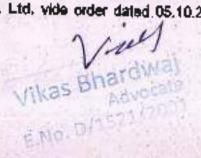
Vikas Bhardwai
Advocate
ENB. 0/1525/2001

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 maria comprised in rectangle No. 132, kille No. 3/2 (2-1), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Gurugram, Haryana :
- As per Jamahandis 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 a/o Sh. Dil Sukh was the recorded owner of 1/3" share, Smt. Muthri wd/o Sh. Shri Ram, S/Sh. Hans Raj, Jal 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 affas Pappu ss/o Sh. Mula, Roshni, Subdo alias Yohi, Munesh dd/o Sh. Mula, Smt. Murti wd/c Sh. Moofa were the joint recorded owners of 1/24\* share of land measuring 6 keriel and 2 maria comprised in rectangle No. 132, kills No. 3 (6-2), situated in the revenue estate of Village Harsani, Sub-Tehsil Harsani, 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 marts 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 intital 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, Kapoorl, Chitro dd/o Sh. Shri Ram those became the joint recorded owners of 1/26" share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu se/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 initial No. 3756 I note that the said S/Sh. Hans Raj, Jai Pal, Rajpal ss/o Sh. Shri Ram, Smt. Hanso, Kapoorl, Chitro dd/o Sh. Shri Ram jointly sold their 2/7° share, Smt. Murti wd/o Sh. Moola, S/Sh. Basant, Rajbir alias Pappu ss/o Sh. Moola, Smt. Roshni, Sukho allas Mort, Munesh dd/o Sh. Moota jointly sold their 1/21" share in the said land measuring 6 kanal and 2 maria in favour of M/a Bluejays Realtech Pvt. Ltd. vide Sale Deed registered as document No. 8229 on 24.06.2010

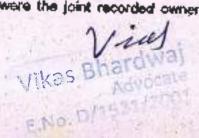


- In the manner mentioned hereinabove, the said M/s Bluejays Realtech Pvt. Ltd. became the recorded owner of 2/3rd share and \$h. Amar Singh s/o Sh. Bheem Singh became the recorded owner of 1/3" share of the said land measuring 6 kanal and 2 marta and it has been shown as owners of this land as per Jamabandi for year 2010-11 bearing Khewat/Khata No. 722/765. From the perusal of intkal No. 3936 I note that the said land measuring 6 kanel and 2 marts alongwith other lands was partitioned amongst the land owners vide order dated 19.09.2011 passed by the Court of Nayab Tehelidar and Assistant Collector, 1st Grade in case No. 415/NT. By virtue of this partition the land measuring 2 kanal and 1 maria comprised in rectangle No. 132, killa No. 3/2 (2-1). situated in the revenue estate of Village Harsani, Sub-Tehsil Harsani, District Gunigram, Haryana came to the share of Sh. Amar Singh s/o Sh. Sheem Singh. From the perusal of intkal No. 4182 I note that the said Sh. Amar Sigh expired intestate leaving behind his legal heirs, viz., S/Sh, Rattan Lat, Pat Ram, Sukh Pal (sons), Smt. Ratni Devi (daughter) those became the joint recorded owners of the said land measuring 2 kanal and 1 marts by way of inheritance. From the perusal of initial 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 Sigh (sons) those became the joint recorded owners of 1/4\* share of the said land measuring 2 kanal and 1 marts by way of inheritance. Thereafter, the said S/Sh. Rattan Lai, Sukh Pai se/o Sh. Amar Singh, Smt. Rathi Devi d/o Sh. Amar Singh jointly sold their 3/4" share, Smt. Prabho Devi wallo Sh. Patram, S/Sh. Ashok, Vined, Altoop, ss/o Sh. Pat Rem jointly sold their 1/4th share i.e. entire share in the said land measuring 2 kanal and 1 marts was sold in favour of M/s P.G. Propman 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.
- 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 marts 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 intikal No. 3535 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgameted 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.

- In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of the land measuring 2 kanal and 1 maria comprised in rectangle No. 132, kills 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 maria comprised in rectangle No. 2, killa No. 12/3 (0-8), situated in the revenue estate of Village Sihi, Tehsil Manesar, District Gurugram, Haryana:
- As per Jamabandi for year 1994-95 bearing Khewat/Khata No. 363/400 readwith badar No. 22 for Jamebandi for year 2004-05 I note that Sh. Sanjit Kumar s/o Sh, Ram Chander, Smt. Sheela Devi, Sumantara, Sadhna Rant, Suvita Devi ddio Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram Chander were the joint recorded owners of 1/18th share, S/Sh. Risat, Jagroop ss/o Sh. Udal Singh, Smt. Krishna, Kamla dd/o Sh. Udal Singh, Smt. Brijo wd/o Sh. Udai Singh were the joint recorded owners of 5/18\* share, Sh. Suresh Kuimar alias Leela Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 2/9" share, S/Sh. Azad, Ajest, Ajay sa/o Sh. Tara Chand were the joint recorded owners of 1/9" share. Sh. Bhodu alias Bhodu Ram s/o Sh. Ram Prasad was the recorded owner of 1/3" share of the land measuring D kanal and 8 maria comprised in rectangle No. 2, killa No. 12/3 (0-8), situated in the revenue estate of Village Sihi, Teheli Maneser, District Gurugram, Haryana, From the perusal of intital No. 1979 I note that the said Sh. Bodu expired on 08.01.1995 intestate leaving behind his legal heirs, viz.; Smt. Kamfa (widow). Smt. Dayawati (daughter) and Sh. Deva Nand (son) those became the jont recorded owners of 1/3" salive of the said. land measuring 0 kanal and 8 marts by way of inheritance.
- ii) In the manner mentioned hereinabove, Sh. Sajit Kumar s/o Sh. Ram Chander, Smt. Sheela Devi, Saroj alias Sumantara, Sadhna Rami, 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, Kamia dd/o Sh. Udai Singh, Smt. Brijl wd/o Str. Udai Singh were the joint recorded owners of 5/18th share, \$h. Suresh Kumar allas Leels Ram s/o Sh. Chandagi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 2/9th share, S/Sh. Azad, Aject, Ajay 55/0 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 maria and these were shown as owners of this land as per Jamabandis for years 1999-2000, 2004-05; 2009-10 bearing Khewat/Khata Nos. 360/400, 376/406, 423/447 respectively readwith badar No. 22 for Jamabandi for year 2004-05. From the perusal of initial No. 2536 I note that the said Smt, Dayawati gifted her 1/9th share in the said land measuring 0 kanal and 8 marts in favour of Sh. Deva Nand s/o Sh. Bhodu vide Gill Deed registered as document No. 26783 on 19.02.2008. From the perusal of initial. No. 2743 I note that Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandegi, Smt. Prem Devi d/o Sh. Chandagi jointly sold their 2/9" share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand jointly sold their 1/9" share i.e. total salare sold was 1/3" share in the said land measuring 0 kanal and 8 maria in favour of Sh. Jagbir Slingh s/o Sh. Khushi Ram vide Sale Deed registered as document No. 1100 on 28.09.2010. From the perusal of intkal. No. 2785 ( note that Smt. Kamla wd/o Sh. Bhodu sold her 1/9" share and Sh. Deva Nand s/o Sh. Bhodu sold his 2/9th share i.e. lotal share sold was 1/3th share in the said land measuring 0 kanal and 8 marte in favour of Smt. Reeta w/o Sh. Pritam Chauhan vide Safe Deed registered as document No. 3068 on 25,03,2011. From the perusal of initial No. 2982 I note that the said Smt. Reets w/o Sh. Pritam Chauhan sold her 1/3rd share in the said land measuring 0 kanal and 8 marts in favour of M/s P.G. Propriant Pvt. Ltd. vide Sale Deed registered as document No. 2053 on 19.12.2012. From the perusal of intical No. 2000 I note that the said Smt. Brill 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 sahre 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 maria. From the perusal of initial No. 2996 I note that the said Sh. Sajit alian Sujit so Sh. Ram Chander sold his 1/36" share, Smt. Sheela Devi, Saroj allas Sumantara, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram jointly sold their 5/108° share, Sh. Jagroop ss/o Sh. Udai Singh sqld his 4/54°

share, Smt. Krishna, Kamīa dd/o Sh. Udai Singh jointly sold their 1/9<sup>th</sup> share, Sh. Risal s/o Sh. Udai Singh sold his 4/54<sup>th</sup> sahre i.e. total share sold was 1/3<sup>rd</sup> share of the said land measuring 0 kanal and 8 marls in fevour of M/s P.G. Propmert Pvt. Ltd. vide Sale Deed registered as document No. 85 on 10.04.2013. From the perusal of intkal No. 2966 I note that the siad Sh. Jagbir Singh s/o Sh. Khushi Raim sold his 1/3<sup>rd</sup> share in the said land measuring 0 kanal and 8 marls in favour of M/s P.G. Propmert Pvt. Ltd. vide Sale Deed registered as document No. 2056 on 19.12.2012.

- In the manner mentioned hereinabove, M/s P.G. Propmart Pvt. Ltd. became the recorded owner of the said land measuiring 0 kanal and 8 maria 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 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. As per averments made in the said jamabandi for year 2019-20 the ficense has been issued by DGTCP. Haryans in respect to the above-mentioned land measuring 0 Kanal and 8 maria for setting up of group housing colony which was recorded vide rapat No. 1163 dated 18.08.2024.
- (w) In the manner mentioned hereinabove M/s Kristumi Corporation Pvt. Ltd. became recorded owner of land measuring 0 kanal and 8 marts comprised in rectangle No. 2, little No. 12/3 (0-8), situated in the revenue estate of Village Siht, Tehsit Manesar, District Gurtigram, 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;
- 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 respectivelyl note that Sh. Sanjit Kumar s/o Sh. Ram Chander, Smt. Sheele Devl, Sumantare, Sadhrus Rani, Suvita Dévi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram Chander were the joint recorded owners of 1/12<sup>th</sup> share, S/Sh. Risal, Jagroop ss/o Sh. Udai Singh, Smt.



Krishna, Kamla dd/o Sh. Udai Singh, Smt. Brijo wd/o Sh. Udai Singh were the joint recorded owners of 5/12th share, Sh. Suresh Kumar alias Leela Ram s/o Sh. Chandegi, Smt. Prem Devi d/o Sh. Chandagi were the joint recorded owners of 1/3rd share, S/Sh. Azad, Ajeet, Ajay \$5/0 Sh. Tara Chand were the joint recorded owners of 1/6th share of the land measuring 0 kanal and 12 maria comprised in rectangle No. 2, kills 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 sod their 1/3rd share, S/Sh. Azad, Ajeet, Ajay ss/o Sh. Tara Chand jointly sold their 1/6th share i.e. toral share sold was 1/2nd share in the said land measuring 0 kanal and 12 marts 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 initial No. 2965 I note that the siad Sh. Jagbir Singh s/o Sh. Khushi Ram sold his 1/2nd share in the said land measuring 0 kanal and 12 marls 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 intikal No. 2990 I note that the said Smt. Brilli allas 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. Risaf s/o Sh. Udai Singh who became owner of 1/36th share, Sh. Jagroop s/o Sh. Udai who became owner of 1/36" sahre and Sh. Sajit allas Sujit so Sh. Ram Chander who became the owner of 1/36th share of the said land measuring 0 kernel and 8 marts. From the perusal of intikal No. 2996 I note that the said Sh. Sajit alias Sujit so Sh. Ram Chander sold his 1/24th share, Smt. Sheeta Devi, Saroj allas Sumantara, Sadhna Rani, Savita Devi dd/o Sh. Ram Chander, Smt. Ram Rati wd/o Sh. Ram jointly sold their 5/72<sup>nd</sup> share, Sh. Jagroop ss/o Sh. Udai Singh sold his 1/9<sup>th</sup> share, Sh. Risat s/o Sh. Udai Singh sold his 1/9th share, Smt. Krishna, Kamila dd/o Sh. Udai Singh jointly sold their 1/6" share i.e. total share sold was 1/2" share of the said land measuiring 0 kanal and 12 marts in fevour of M/s P.G. Propmart Pvt. Ltd. vide Sale Deed registered as document No. 85 on 10.04,2013.

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 marie 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 intikal No. 3636 I note that the said M/s P.G. Propmart Pvt. Ltd. amalgamated with all its assets and liabilities M/s.

Vikas Bhardwai Advocati 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 marta for setting up of group housing colony which was recorded vide rapat No. 1163 dated 16.08.2024.

In the manner mentioned hereinabove M/s Krisumi Corporation Pvt. Ltd. became recorded owner of land measuring 0 kanal and 12 maria 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. I of the offices of Registrar, Gurugram and Sub-Registrars, Gurugram, Menesar, 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 marts i.e. 2.90 acres comprised in rectangle No. 2, kills 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, kills Nos. 13/3 (1-12), 13/2 (0-16), 19/2 (2-0), 20/2 (2-0), 21 (8-0), rectangle No. 132, kills 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.

VILLAS BHARDWAJ, VIKAS BHARDWA

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DOO' Code: 0520 E - CHALLAN Candidate Copy Government of Haryana Valid Upto: 27-10-2024 (Cash) '0122821298\* 21-10-2824 (Chq/DD) GRN No.: 0122821298 Dute: 28 Oct 2024 21:36.47 0576 RIAG TENSILOAR MARSURU Office Name: Treasury: Gurgaon Pedot : ·(5024-25) One Time Money of Account Amount 5 0030-03-104-99-51 Fees for Registration 15 PD Achie Dedection Amount & 0 Total Amount 15 Fifteen Rupees Tenderers Betall GPF.PR.496TRIPACE, PO./Validation/Frade-PAN No: Tendered's Maine: Adv Vikas Bhardway Address: New Dethi :-Particulars: Record Inspection Fee For Year From 2017 To 2024 Harsuru Cheque-DO-Detail: FOR USE IN RECEIVING BANK Bank CIN/Ref No: ZHNPD8103E62XP Payment Date: 20/10/2024 Bank: IDBI Aggregator Success

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BOOCady offer E-CHALLAN Condidate Cope Government of Haryana Velid Upto: 06-10-2024 (Cash) \*0121976571\* 30-09-2024 (Chq./DO) GRN No: 0121976871 Dare: 29 Sep 2024 17:59:28 Office Name 0352-TEMSRICAR GURGAON Treasury. Gurgarin Phriod (2024-29) One Time Head of Account 0030-03-104-99-51 Fees for Registration Amount 15 PD Acido December Amount ? 0 Total flast Amount: T 15 Filletin Physics · Tenderer's Durali GPF/PRANTIN/Act, no./VehicleNo/Textit:-PAN No: Tenderor's Name: Adv Vikas Bilandway Address. New Delhi Parkouser: Record inspection Fee For Year From 1994 To 1997 Gurgaon Cherjue-BO-Dytait Copositor's Signature FOR USE IN RECEIVING BANK Bank Charlet No: ZHMPVHA02000CO Payerent Cate 29/09/2024 Bainer, **IDSI Aggregator** Statum Succesa

DDO-Code, 6362 6-CHALLAN Cardidate Copy Government of Haryana Valid Upto: 27-10-2024 (Cash) \*0122821221\* 21-10-2024 (Chqu'00) GAN NO. . 0122621221 Otto: 20 Oct 202421:27:20 Office Name: 1082-TEHSADAR GURDAON Treasury: Gurgaran : Period. (2024-25) One Time Head of Account Amount 0030-03-104-99-51 Fees for Registration 15 PD AcHo Demochen Amount: ? 0 Total Plet Amount 11 Witten Rupess Tenderer's Dotell GPF/PRAN/TIN/Actt. no Weblick to Tacle -PAN NO: Tenderer's Hame: Adv Vikas Brundweg Address: New Cathi Record inspection Fee For Year From 1987 Particulars: To 2017 Gurgaon Chaque-DO-Detai: Depositor's Signature FOR USE IN RECEIVING BANK Bank CriuRol No. ZHMPDCH03E5F4T Payment Date. 20/10/2024 Bank. ФО Ауунедаю Stadus Successa

# 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 marta i.e. 3.00 acres comprised in rectangle No. 122, killa Nos. 15 (8-0), 18 (8-0), 17 (8-0), situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru, District Guvugram, Haryana.

Sir.

## 1. Immovable Property:

Land measuring 24 kanal and 0 maria 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.

#### Documents Examined :

- Original Sale Deed dated 25.09.2023 executed by Sh. Sudhir Kumar s/o Sh. Om Prakash in favour of M/o Namo Lande Pvt. Ltd. vide Sale Deed registered as document No. 5839 on 25.09.2023, in the office of Sub-Registrer, 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, Harvana

## 3. Tracing of title :

 From the perusal of Jamabandis for years 1990-91, 1995-96, 2000-01, 2005-06 bearing Khewat Nos. 521, 541 605, 643 respectively Sh. Sudhir Kumar ato Sh. Om Prakash

Vilkas Bhardwal

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 kanel and 0 marta i.e. 3:00 acres comprised in rectangle No. 122, kills 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 intical No. 3604 t 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".
- (ii) 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 marts 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 marta 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 intikal 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.

#### 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 marta 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 setate of Village Harsaru, Sub-Tehsif 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

Collaboration Agreement dated 27:03:2024 the said M/s Krieumi Corporation Pvt. Ltd. was appointed as Developer to develop the above-mentioned land into group housing colorly. By virtue of these agreements the revenue share of the project was to be divided between the Developer and the land owner in the manner mentioned therein as consideration. Project of Group Housing is being developed upon the above-mentioned land measuring 3:00 acres which is additional area in addition to license nos. 39 of 2013, 85 of 2014 and 166 of 2023 after obtaining license No. 71 of 2024 dated 28:06:2024 from DGTCP, Haryana and taking all necessary approvals and sanctions.

Yours Sincerely,

VILLA BONSHOT VIKAS BHARDWAJ, ADVOCATE

Vikas Bhardwaj Advocate

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