

JUST JURIS

ADVOCATES, CONSULTANTS & SOLICITORS

Dated: 23rd December, 2024

TITLE SEARCH REPORT

The present title search has been carried out for Birla Estates Private Limited for their land admeasuring 106 Kanal 4 Marla i.e. approx. 13.275 Acres situated in Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana (hereinafter referred to as “**Subject Lands**”), the details of which are provided herein below:

Description of Subject Lands:

Lands admeasuring 106 Kanal 4 Marla i.e. approx. 13.275 Acres situated in Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana.

Reference Number	Khewat Number	Rectangle No.	Killa Number	Area	
				K	M
Land 1	211	37	20	7	12
		38	7	8	0
			8/1	4	0
			8/2	4	0
			9	8	0
			12/2	3	0
			13	8	0
			14	8	0
			16	8	0
			17/1	5	4
			17/2	2	16
			18	8	0
			23/1	1	8
			23/2	6	12
			24/1	2	16
			24/2	5	4
			25/1	6	0
			Sub-Total		
	606	37	21	7	12

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 Website: www.justjuris.in

Land 2		38	25/2	2	0
Sub-Total				9	12
Total				106	4
Area in Acres				13.275	

The inspection qua the above lands have been carried out on 03rd December, 2024 at the office of the Sub-Registrar Wazirabad and Sub –Registrar Gurugram.

Present Owner of the Lands:

The Land 1 as mentioned hereinabove is exclusively owned by Barmalt (India) Private Limited. Whereas, the Land 2 as mentioned hereinabove is exclusively owned by Aadesh, daughter of Puran Chand (1/2 share) and Asha, daughter of Puran Chand (1/2 share) and the same has been confirmed during the inspection of records for the Land.

Developer of the Project:

Birla Estates Private Limited is developing a Group Housing Colony on the subject Lands.

Documents Examined:

I have carried out the Upto date search for the period of last 30 years in the office of the Sub-Registrar Wazirabad, Sub- Registrar Gurugram, concerned Halka Patwari with regard to the above land and have found and can confirm that the Land 1 is presently owned by Barmalt (India) Private Limited and Land 2 is presently owned by Asha and Adesh, who are daughters of Puran Chand.

It is further certified and confirmed that at present no litigation/claim exists or is pending on the Subject Lands with respect to the title of the Subject lands, in the records of concerned Sub – Registrar Office Wazirabad, Sub- Registrar Gurugram and in the Revenue Records.

License:

License No. 116 of 2011 was granted by Department of Town and Country Planning, Haryana to Barmalt (India) Private Limited, Asha Gupta and Adesh Gupta for setting up of Group Housing Colony over an area admeasuring 13.275 acres situated in the revenue estate of village Jharsa, Sector- 31- 32A, Gurugram. Whereas, change of developer was requested by the above-mentioned license holders in favor of Birla Estates Private Limited. The permission for change of developer was granted vide Endst. No.- LC-2512-JE(SK)/2024/28923 dated 13/09/2024 by Department of Town and Country Planning, Chandigarh. Now, the license is renewed Upto 22-10-2029 in favor of Birla Estates Private Limited.

Development Agreement:

Barmalt (India) Private Limited, Asha Gupta, Adesh Gupta have executed a development agreement in favor of Birla Estates Private Limited to develop, construct, manage and sell a residential group housing project on the Subject Lands and the same has been registered with office of Sub-Registrar Wazirabad as Document No. 4412 dated 05-06-2024. Further, an irrevocable power of attorney in favor of Birla Estates Private Limited has been registered with office of Sub- Registrar Wazirabad as Document No. 244 dated 05-06-2024 for the purpose of authorizing and giving all the powers, entitlements and authorities as may be necessary required to develop a Group Housing colony on the Subject Lands.

Possession:

As per revenue records, Barmalt India Private Limited is in recorded possession of the above-mentioned land.

Dues Outstanding:

Since the license has been granted in respect of the above-mentioned land, hence revenue lagana is not required to be paid.

Non- Encumbrance certificate:

Non-Encumbrance certificate in respect of the above-mentioned land is issued on 03-12-2024 by the Tehsildar, Wazirabad.

OBSERVATIONS BASED ON THE RECORD OF RIGHTS FOR THE LAST 30 YEARS**LAND 1**

Reference Number	Khewat Number	Rectangle No.	Killa Number	Area	
				K	M
Land 1	211	37	20	7	12
		38	7	8	0
			8/1	4	0
			8/2	4	0
			9	8	0
			12/2	3	0
			13	8	0
			14	8	0
			16	8	0
			17/1	5	4
			17/2	2	16
			18	8	0
			23/1	1	8

			23/2	6	12
			24/1	2	16
			24/2	5	4
			25/1	6	0
Sub-Total				96	12

situated in the revenue estate of Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 1991-1992

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 1996-1997

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

1

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2001-2002, READ ALONG WITH BADAR NO. 12

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2006-2007

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2011-2012

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2016-2017

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2021-2022

Barmalt (India) Private Limited is recorded as owner in possession of Land 1.

Conclusion:

Barmalt (India) Private Limited

is recorded as owner in possession of Land 1.

LAND 2

Reference Number	Khewat Number	Rectangle No.	Killa Number	Area	
				K	M
Land 2	606	37	21	7	12
		38	25/2	2	0
Sub-Total				9	12

situated in the revenue estate of Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 1996-1997

Puran Chand son of Dal Chand is recorded as owner in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2001-2002

Puran Chand son of Dal Chand is recorded as owner in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2006-2007

Puran Chand son of Dal Chand is recorded as owner in possession of Land 2.

Mutation No. 5906 has been entered in the Jamabandi (record of rights) on 28 December 2010, recording that pursuant to death of **Puran Chand** son of Dal Chand, Land 2 has been devolved in favor of **Chandarkant** (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2011-2012

Chandarkant (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand are recorded as owners in possession of Land 2.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2016-2017

Chandarkant (widow), **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Puran Chand are recorded as owners in possession of Land 2.

Mutation No. 6823 has been entered in the Jamabandi (record of rights) on 2 November 2020, recording that pursuant to death of **Chandarkant** wife of Puran Chand, her share i.e. 1/5 share in Land 2 has been devolved in favor of **Parmil** (son), **Asha, Adesh, Manju** (daughters) of Chandarkant.

Mutation No. 6905 has been entered in Jamabandi (Record of Rights) on 11 October 2021

recording that **Parmil** son of Puran Chand has transferred his share i.e. $\frac{1}{4}$ share in Land 2 in favor of **Asha Gupta** daughter of Puran Chand by virtue of Transfer Deed registered with office of Sub-Registrar as Document No. 8997 dated 30 September 2021.

Mutation No. 6906 has been entered in Jamabandi (Record of Rights) on 11 October 2021 recording that **Manju** daughter of Puran Chand has transferred her share i.e. $\frac{1}{4}$ share in Land 2 in favor of **Adesh** daughter of Puran Chand by virtue of Transfer Deed registered with office of Sub-Registrar as Document No. 8998 dated 30 September 2021.

JAMABANDI (RECORD OF RIGHTS) FOR THE YEAR 2021-2022

Adesh daughter of Puran Chand ($\frac{1}{4}$ share)
Asha daughter of Puran Chand ($\frac{3}{4}$ share)
 are recorded as owners in possession of Land 2.

Badar No. 26, Jamabandi Year 2021-22, share of Adesh and Asha Ds/o Puran has been updated as $\frac{1}{2}$ share each.

Conclusion:

Adesh daughter of Puran Chand ($\frac{1}{2}$ share)
Asha daughter of Puran Chand ($\frac{1}{2}$ share)
 are recorded as owners in possession of Land 2.

Conclusion:

Barmalt (India) Private Limited is the present owner of the Land 1. Whereas, Aadesh and Asha, daughters of Puran Chand are the present owners of the Land 2. Birla Estates Private Limited is the Development Right holder of the Subject Lands.



MAYANK WADHWA
ADVOCATE

Mayank Wadhwa
(Advocate)
Enrol. No. D/1513/2009



Huleg Palwari
29/11/24

To,
The Tehsildar
Wazirabad Tehsil,
Gurugram, Haryana.

Date- 29-11-2024

SUBJECT: APPLICATION FOR ISSUANCE OF NON ENCUMBRANCE CERTIFICATE OF THE LAND AND SCHEDULE ATTACHED.

Respected Sir/Madam,

We would like to apply for the issuance of Non- Encumbrance certificate of the land schedule attached. It is pertinent to mention that the mentioned property is free from all sorts of encumbrances and no other person has right, title or interest of any nature on it.

Kindly grant us the Non- Encumbrance Certificate of the Land Schedule attached.

Yours Sincerely,

Birla Estates Private Limited

[Signature]
Authorized Signatory

Enclosed- Land Schedule



BIRLA ESTATES

Birla Estates Pvt. Ltd.

REGD. OFFICE: Birla Aurora, Level 8, Dr. Annie Besant Rd., Worli, Mumbai - 400 030.

T: +91 22 6287 4100 | E: be.info@adityabirla.com | W: www.birlaestates.com

CIN: U70100MH2017PTC303291

REGIONAL OFFICE: Birla Estates Pvt. Ltd., Unit No. 501, 5th Floor, Worldmark - 3,
Sector 65, Gurugram - 122011, Haryana.

LAND SCHEDULE

Lands admeasuring 106 Kanal 4 Marla i.e. approx. 13.275 Acres situated in Village: Jharsa, Tehsil: Wazirabad, District: Gurugram, Haryana.

Reference Number	Owner	Rectangle No.	Killa Number	Area	
				Kanal	Marla
Land 1	Barmalt (India) Pvt. Ltd.	37	20	7	12
		38	7	8	0
			8/1	4	0
			8/2	4	0
			9	8	0
			12/2	3	0
			13	8	0
			14	8	0
			16	8	0
			17/1	5	4
			17/2	2	16
			18	8	0
			23/1	1	8
			23/2	6	12
			24/1	2	16
			24/2	5	4
			25/1	6	0
Sub-Total				96	12
Land 2	Adesh- Asha Ds/o Puran Chand	37	21	7	12
		38	25/2	2	0
Sub-Total				9	12
Total				106	4
Area in Acres				13.275	



मौजान जी

आपका आदेश मौजान तहसीलदार साहब वजीराबाद व
प्राची कम्पनी के प्राबना - पत्र के मन्दी में दाखल
बिनास गांव साइमा तहसील वजीराबाद जिला गुरगगा
का अवलोकन करने पर पाया कि प्राबना - पत्र में
वापस अवाली प्र/मिला नं 31

38
30(7-12) 21(7-12) 7(8-0) 8/1(4-0)
8/2(4-0) 9(8-0) 12/2(3-0) 13(8-0) 14(8-0) 16(8-0) 17/1(5-4)
38
17/2(2-16) 18(8-0) 23/1(1-8) 23/2(6-12) 24/1(2-16) 24/2(5-4) 25/1(6-1)

38
25/2(2-0) पमाणन्दी साल 2021-22 की खेव नं 211-606
के खाना काफिल में 1 मीमी प्रकार का मोड़ लोन रहना
आइबदन मोटे मोम या फटे व अवाडि बोर मोड़ इन्फ्राल
दमि नही हो रकबा हर प्रकार से काव मुक्त हो 29/12
में आगामी सायबाद हल पैरा 3

TEHSILDAR
WAZIRABAD

03.12.24

03.12.24

No:22150

Sub Register Office :गुरुग्राम

Date :03-12-2024

Received with Thanks from MAYANK WADHWA ADV 1990 TO 2017 resident of , sum of rs twenty-five
on account of Inspection charges.

Rs.25

सब रजिस्ट्रार
गुरुग्राम
(Incharge)

(Office copy) B Book Receipt for Non Registration Purpose 03-12-2024

No:8034

Sub Register Office :वजीराबाद

Date :03-12-2024

Received with Thanks from MAYANK WADHWA ADV 2017 TO 2024 resident of GGM sum of Rs
fifteen
on account of Inspection charges.

Rs.15

(Incharge)

(First party copy) B Book Receipt for Non Registration Purpose 03-12-2024

No:8034

Sub Register Office :वजीराबाद

Date :03-12-2024

Received with Thanks from MAYANK WADHWA ADV 2017 TO 2024 resident of GGM sum of rs
fifteen
on account of Inspection charges.

Rs.15

(Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose 03-12-2024

No:8034

Sub Register Office :वजीराबाद

Date :03-12-2024

Received with Thanks from MAYANK WADHWA ADV 2017 TO 2024 resident of GGM sum of rs
fifteen
on account of Inspection charges.

Rs.15

(Incharge)