

DUE DILIGENCE AND TITLE REPORT

CARRIED OUT IN RESPECT OF LAND COMPRISED IN KHEWAT NO. 176, KHATA NO. 182, RECT. NO. 36, KILLA NOS. 16/2(7-9), 17(0-18), 24/2(5-13) & 25(8-0), RECT. NO. 37, KILLA NO. 21/1(3-8), RECT. NO. 38, KILLA NOS. 1/1(3-8) & 10/2/1(1-3) and RECT. NO. 39, KILLA NOS. 4/2(0-13), 5/1(5-17) & 6/1(0-3), KITTAS 10, MEASURING 36 KANALS 12 MARLAS, SITUATED WITHIN REVENUE ESTATE OF VILLAGE DHORKA, TEHSIL HARSARU, DISTRICT GURUGRAM.

Prepared For:

WAL Developments Private Limited

Land Owned By:

M/s B1 Warehousing LLP

Prepared By:

Sandeep Phogat Advocate

Dated: March 18, 2025



INTRODUCTION

We have been instructed to carry out a detailed due diligence and title search report in respect of Agricultural land admeasuring 36 Kanals 12 Marlas situated within revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram, Haryana, comprised in Khewat No. 176, detailed particulars of which have been provided in Section 2 of this report (hereinafter referred as the "**Property**").

In carrying out the title, encumbrance and other relevant searches, we have conducted physical searches of the records of Halqua Patwari of Village Dhorka and concerned Sub-Registrar Office, Harsaru, District Gurugram. The records of last thirty (30) years were searched of Halqua Patwari of Village Dhorka and concerned Sub-Registrar Office, Harsaru, District Gurugram.

For purposes of preparing this title search report, we have relied upon the following documents (copies only):-

- ❖ Jamabandi for the year 1993-94 for Khewat No. 73/58
- ❖ Jamabandi for the year 1998-99 for Khewat No. 102/73
- ❖ Jamabandi for the year 2003-04 for Khewat No. 117/102
- ❖ Jamabandi for the year 2008-09 for Khewat No. 158/117
- ❖ Jamabandi for the year 2013-14 for Khewat No. 158/158
- ❖ Jamabandi for the year 2018-19 for Khewat No. 176/158 Min
- ❖ Rapat Rojnamcha No. 349 dated 16.02.2010.
- ❖ Rapat Rojnamcha No. 376 dated 25.02.2010.
- ❖ Rapat Rojnamcha No. 636 dated 14.06.2010.
- ❖ Rapat Rojnamcha No. 517 dated 23.03.2013.
- ❖ Rapat Rojnamcha No. 895 dated 16.08.2013.
- ❖ Rapat Rojnamcha No. 239 dated 04.12.2013.
- ❖ Rapat Rojnamcha No. 689 dated 13.08.2014.
- ❖ Rapat Rojnamcha No. 217 dated 02.12.2015.

- ❖ Rapat Rojnamcha No. 356 dated 16.01.2017.
- ❖ Fard Badar No. 1 dated 07.08.2017
- ❖ Mutation No. 1393 dated 24.09.2018
- ❖ Rapat Rojnamcha No. 239 dated 20.12.2023.
- ❖ Mutation No. 1652 dated 05.10.2023
- ❖ Fard Badar No. 7 dated 21.10.2023
- ❖ Mortgage Deed dated 09.09.2024

OBSERVATIONS, DESCRIPTION OF PROPERTY ON THE TITLE DUE DILIGENCE
REPORT

1. DEFINITIONS

Unless the context herein otherwise provides and apart from the terms which may be defined elsewhere in this Report, the following terms shall have the meanings ascribed to them below:

- (i) **"Report"** means this report on observations on the Title DDR.
- (ii) **"Property"** means Agricultural land admeasuring 36 Kanals 12 Marlas situated within revenue estate of Village Dhorka, Tehsil Harsaru District Gurugram.
- (iii) **"Title DDR"** means the title Due Diligence and Title report dated August 21st 2024.

2. DESCRIPTION OF PROPERTY:

Agricultural land situated within the revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram and comprised in

- i) Khewat No. 176, Khata No. 182, Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24/2(5-13) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) And Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17) & 6/1(0-3), Kitta 10, Measuring 36 Kanals 12 Marlas, Situated

Within Revenue Estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

3. REGISTRATION AND SCRUTINY OF DOCUMENTS:-

A search was carried out in the Office of Sub Registrar, Harsaru & Gurugram as well as the records of Halqua Patwari of Village Dhorka, Tehsil Harsaru, District Gurugram for the past 25 years in respect to the abovementioned Property and after due considerations certify and provide details as under:

- From the perusal of revenue records, it appears from the Jamabandi for the year 1993-94 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, were owner of land which was inclusive of Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24(6-4) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2(3-8) & Rect. No. 39, Killa Nos. 4(7-4), 5(8-0), 6(8-0), 7(7-4), 13(8-0), 14(7-4) & 15(8-0), Kitta 14, total measuring 86 Kanals 7 Marlas.
- Further it appears from the Jamabandi for the year 1998-99 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, were owner of land which was inclusive of Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24(6-4) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2(3-8) & Rect. No. 39, Killa Nos. 4(7-4), 5(8-0), 6(8-0), 7(7-4), 13(8-0), 14(7-4) & 15(8-0), Kitta 14, total measuring 86 Kanals 7 Marlas.
- It appears from the Jamabandi for the year 2003-04 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-

110071, were owner of land which was inclusive of Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24(6-4) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2(3-8) & Rect. No. 39, Killa Nos. 4(7-4), 5(8-0), 6(8-0), 7(7-4), 13(8-0), 14(7-4) & 15(8-0), Kitta 14, total measuring 86 Kanals 7 Marlas.

- Again, it appears from the Jamabandi for the year 2008-09 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, were owner of land which was inclusive of Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24(6-4) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2(3-8) & Rect. No. 39, Killa Nos. 4(7-4), 5(8-0), 6(8-0), 7(7-4), 13(8-0), 14(7-4) & 15(8-0), Kitta 14, total measuring 86 Kanals 7 Marlas.
- Thereafter, out of the said land, the land inclusive of Rect. No. 36, Killa No. 24min(0-11), Rect. No. 38, Killa No. 10min(3-7) & Rect. No. 39, Killa Nos. 4min(6-11), 5min(2-3), 6min(7-17), 7min(5-4), 14min(0-1) & 15min(0-13), total measuring 26 Kanals 5 Marlas, was acquired by the Land Acquisition Collector, Haryana Urban Development Authority, Gurugram, for developing Sector Roads, vide Rapat Nos. 349 dated 16.02.20210, 376 dated 25.02.2010, 636 dated 14.06.2010 & 356 dated 16.01.2017 respectively.
- Thereafter, it appears from the Jamabandi for the year 2013-14 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, were owner of land which was inclusive of Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24/2(7-9) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) & Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17), 6/1(0-3), 7/2(2-0), 13(8-0), 14/1(7-3) & 15/1(7-7), Kitta 14, total measuring 62 Kanals 18 Marlas.
- Again the land inclusive of Rect. No. 39, Killa No. 7/2(2-0), 13(8-0), 14/1(7-3) & 15/1(7-7), total measuring 24 Kanals 10 Marlas, was acquired by the Land Acquisition Collector,

Haryana Urban Development Authority, Gurugram, for developing Sector Roads, vide Rapat Nos. 517 dated 23.03.2021, 895 dated 16.08.2013, 239 dated 04.12.2013, 689 dated 13.08.2014 & 217 dated 02.12.2015 respectively. Mutation No. 1393 dated 24.09.2018 was also sanctioned in favour of HSVP, Gurugram in this regard.

- In the said land, the share of Ramesh Chand, Devender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh, was corrected as 1/2 share instead of 1/4 share each, vide Fard Badar No. 1 dated 07.08.2017.
- Thereafter, it appears from the Jamabandi for the year 2018-19 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, were owner of the land bearing Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24/2(7-9) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) & Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17), 6/1(0-3), 13(8-0), 14/1(7-3) & 15/1(7-7), Kitta 13, total measuring 60 Kanals 18 Marlas.
- As per Fard Badar No. 7 dated 03.10.2023, the area of Killa No. 36//24(6-4) was corrected instead of 36//24(7-9) wrongly mentioned in Jamabandi for the year 2008-09, out of which 36//24(0-11) was acquired and the remaining land left as Killa No. 36//24/2(5-13).
- it appears from Mutation No. 1652 dated 05.10.2023 and Rapat Roznamcha No. 239 dated 20.12.2023 of Village Dhorka, Tehsil Harsaru, District Gurugram that Nand Ram Son of Hari Chand son of Kishan Lal (1/2 share), Ramesh Chand, Davender sons of Mir Singh son of Kishan Lal and Smt. Maya Devi widow of Satbir Singh son of Mir Singh (1/2 share), residents of Village Kangan Heri, New Delhi-110071, have sold the land bearing Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24/2(5-13) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) & Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17), 6/1(0-3), Kitta 10, total measuring 36 Kanals 12 Marlas, to M/s B1 Warehousing LLP, having its registered office at Sector-38, Gurugram, vide Sale Deed No. 5432 dated 14.09.2023. Thereafter in terms of order of Naib Tehsildar, Harsaru, a

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Development Agreement bearing Vasika No. 6444 dated 06.10.2023 in respect of land mentioned at clause 2 was executed and registered and the same was mutated in the name of the company in revenue records vide Mutation No. 1652 as mentioned in Rapat Rojnamcha No. 239.

- As per the revenue record provided, M/s B1 Warehousing LLP, having its registered office at Sector-38, Gurugram, is absolute owner and in possession of land comprised in Khewat No. 176, Khata No. 182, Rect. No. 36, Killa Nos. 16/2(7-9), 17(0-18), 24/2(5-13) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) And Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17) & 6/1(0-3), Kitta 10, Measuring 36 Kanals 12 Marlas, Situated Within Revenue Estate of Village Dhorka, Tehsil Harsaru, District Gurugram.

4. ENCUMBRANCES

M/s Wal Developments Pvt. Ltd. (earlier known as Wal Development Pvt. Ltd.) and B1 Warehousing LLP has mortgaged total parcel of land admeasuring 4.575 acres comprised in Rectangle No. 36 Khasra No. 16/2 (7-9), 17(0-18), 24/2(5-13) & 25(8-0), Rect. No. 37, Killa No. 21/1(3-8), Rect. No. 38, Killa Nos. 1/1(3-8) & 10/2/1(1-3) And Rect. No. 39, Killa Nos. 4/2(0-13), 5/1(5-17) & 6/1(0-3), Kitta 10, Measuring 36 Kanals 12 Marlas, situated within revenue estate of Village Dhorka, Tehsil Harsaru, District Gurugram i.e. the project land, unsold units, development rights and all other rights, and entitlements and interest by way of equitable mortgage by depositing the title deeds in favour of Capri Global Capital Limited for Rs. 40,00,00,000/- (Rupees Forty Crores) vide registered Mortgage Deed dated 09.09.2024 bearing Document/Vasika No. 7374 registered in the office of Sub Registrar Harsaru, District Gurugram.

5. LEGAL/LITIGATION:

We have not come across any litigation concerning the said Property/land.

6. CONCLUSION

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On the basis of the aforesaid inspection and verification made by us and on the perusal of the documents supplied to us, the above mentioned owner has acquired a legal, valid and marketable title to the said Property as detailed herein above.

We trust this clarifies the position.

Warm regards,



Sandeep Phogat
Advocate
Enrol. No. P/772-D-1/2005

SANDEEP PHOGAT ADVOCATE

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STICKER FORM - 2025

**NOTE: PLEASE ATTACH PHOTOCOPY OF R.C. & DUES OF THE
SUBSCRIPTION SHOULD BE CLEAR**

S.No. _____

Date: _____

To

The Honorary Secretary
Delhi High Court Bar Association,
Delhi High Court, New Delhi-110003

APPLICATION FOR ISSUING CAR / TWO WHEELER STICKERS

Sir

I apply for the issuance of Car / Two wheeler sticker (s) and I declare / undertake to abide by all rules made in this regard:

NOTE: FORM BE FILLED IN BLOCK LETTERS OTHERWISE THE SAME SHALL NOT BE ACCEPTED

1. Name of the applicant: _____

2. Father's / Husband's Name: _____

3. D.H.C.B.A. Membership No.: _____

4. Address (Residence) _____

Pin _____

5. Mobile: _____ E-mail _____

6. Details of the Vehicles:

Car No.

Sticker No.

I) _____

II) _____

III) _____

Two Wheeler

Sticker No.

I) _____

7. Blood Group _____

8. Emergency contact number _____

Amount: _____ Cheque No. _____ Date : _____

Please Note:

First sticker, Second sticker & Third sticker will be given complimentary and subsequent stickers will be charged @ Rs. 500/- each. DHCBA car sticker(s) is strictly for personal use of the member for his owned car & not transferable. Payment of other / fourth subsequent sticker(s) will be accepted only through personal cheque / All Credit & Debit Card of the member.

Declaration:

I, Do hereby declare that the particulars given above are true and correct to my knowledge. The vehicles particulars of which are given hereinabove is / are in personal use of mine. I have read the Rules regarding the issuance of stickers and I undertake to abide the same. I have paid my dues against DHCBA.

Signature of Applicant

Copy of the Registration Certificate of the vehicle is annexed herewith.