

# Prem Singh Advocate

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## TO WHOM IT MY CONCERNED

Sub:- Search report on the title to the land of **VK& Sons Infratech Pvt. Ltd., 10-A, Ground Floor , Park Centra, Sector-30, Gurugram-122001.**

Sir


### A. Description of the land

Land bearing Khewat no. 1209 Khatoni no. 1224 Rect. No. 54 Killa no. 13/2/2(2-7), 17/2(0-10), 18/1(7-8), 23(8-0), 24(6-2) total fields 5 land measuring **24 Kanal 7 Marla** and Khewat no. 1220 Khatoni no. 1235 Rect. No. 51 Killa no. 14/2/2(2-14), 16(5-6), 17/1(7-12), 24/2(7-12), 25(8-0), Rect. No. 52 Killa no. 21(4-2), Rect no. 53 Killa no. 1(0-7), Rect no. 54 Killa no. 5/1(1-2) total fields 8 and land measuring **36 Kanal 15 Marla** and Khewat no. 1221 Khatoni no. 1236 Rect no. 54 Killa no. 4/2(7-12), 5/2(5-19) 6(3-0), 7/1(7-12) 14/2(6-19), 17/1(5-14) Total fields 6 and land measuring **36 Kanal 16 Marla** total admeasuring **97 Kanal 18 Marla** situated within the revenue estate of village **Pataudi tehsil Pataudi Disstict Gurugram.**

### B. Derivation of the title

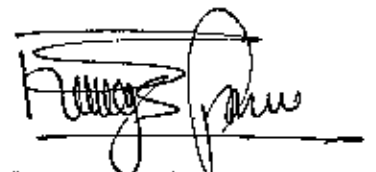
I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

- (a) That as per Janiabandi for the year 1996-1997, Smt. Sarti devi W/o Jaipal singh S/o Uday Ram Share 2/3 and Smt. DevKaur W/o Sanwal Singh S/o Todaram Share 1/3 was owner in possession of above land bearing Khewat No.

  
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930, Khatoni No. 945, Rect. No.54, Killa No. 13/2 (2 -18) 17/2(0-10) 18(8-0) 19(8-0) 20(8-0) 21(8-0) 22(8-0) 23(8-0) 24(6-2) Rect no. 55 Killa no. 16(8-0) 25(8-0) total fields 11 and land measuring **73 Kanal 10 Marla** and Khatoni no. 946 Rect no. 36 Killa no. 19/2(5-9) 22/1(3-8) Rect no. 96 Killa no. 22/2(5-11) 23/1(1-18) 12(6-10) 13/1(3-4) 17/2(2-8) 18(7-16) 19( 8-0) 20(6-16) 21/2(3-4) 21/2(4-16) Rect no. 116 killa no. 1/1(0-18) 2/1(0-18) total fields 15 and land measuring **60 Kanal 16 marla** situated within the revenue estate of Village Pataudi tehsil Pataudi Distt. Gurugram and Smt. Sarti devi W/o Jaipal singh S/o Uday Ram sold out vide mutation no 6974 Share 160/1470, mutation no 6975 Share 160/1470 ,mutation no 6976 Share 160/1470, mutation no 6977 Share 160/1470 and mutation no. 6978 Share 170/1470 and mutation no. 6979 Share 170/1470 to Jagpal S/o Shera S/o Ganga ram . and Smt. DevKaur W/o Sanwal Singh S/o Todaram Share 1/3. After partition vide mutattion No 7261 ownership in rect. No 54 kila 13/2/2(2-7) 17/2(0-10) 18/1(7-8) 23(8-0) 24(6-2) total fields 5 land measuring 24 kanal 7 marle And to **Jagpal S/o Shera S/o Ganga ram** ownership in rect 54 kila 18/2(0-12) 19(8-0) 20(8-0) 21(8-0) 22(8-0) rect. 55 kila no 16(8-0) 25(8-0) total fields 7 land measuring 48 kanal 12 marle and **Jagpal S/o Shera S/o Ganga ram Share 2/3** and Smt. DevKaur W/o Sanwal Singh S/o Todaram Share 1/3. After partition vide **Mutattion No 7261** ownership in rect. No 54 kila 13/2/1(0-11) gair mumkin Rasta, revenue Estate village Pataudi Tehsil And Distt Gurugram.

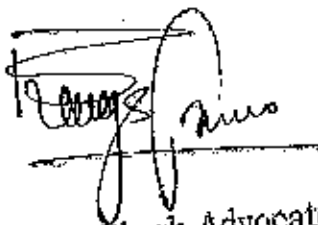
- (b) That as per Jamabandi for the year 1996-1997, Jaipal Singh S/o Uday ram S/o Jugal Kishor and Sanwal Singh S/o Toda ram S/o Jugal Kishor both have equval share was owner in possession of above land bearing Khewat No. 932, Khatoni No. 948, Rect. No.51, Killa No. 14/2/2(2-14) 16(5-6) 17/1(7-12) 24/2(7-12) 25(8-0) rect. 52 kila no 21(4-2) Rect no. 53 Killa no. 1(0-7) Rect no. 54



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Killa no. 4/2(7-12) 5(7-1) 6(3-0) 7/1(7-12) 14/2(6-19) 17/1(5-14) total fields 13 and land measuring **73 Kanal 11 Marla** after partition vide **mutation No 7260** ownership in rect. No 51 kila 14/2/2(2-14) 16(5-6) 17/1(7-12) 24/2(7-12) 25(8-0) Rect no. 52 Killa no. 21(4-2) Rect no. 53 Killa no. 1(0-7) Rect on. 54 Killa no. 5/1(1-2) total fields 8 land measuring **36 Kanal 15 Marle** **Sanwal Singh S/o Toda ram S/o Jugal Kishor** and rect 54 kila 4/2(7-12) 5/2(5-19) 6(3-0) 7/1(7-12) 14/2(6-19) 17/1(5-14) total fields 6 land measuring 36 kanal 16 marle **Jaipal Singh S/o Uday Ram S/o Jugal Kishor** revenue Estate village **Pataudi tehsil and Distt Gurugram.**

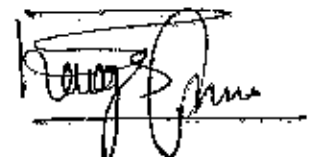
- (c) That as per Jamabandi for the year 2001-2002, 2006-2007, 2011-2012 **Smt. DevKaur W/o Sanwal Singh S/o Todaram** is coming as owner in possession of land bearing Khewat No. 939, Khatoni No. 963, Rect. No.54 Killa No. 13/2/2 (2 - 7) 17/2(0-10) 18/1(7-8) 23(8-0) 24(6-2) total fields 5 and land measuring **24 Kanal 7 Marla** and **Sanwal Singh S/o Todaram S/o Jugal kishor** is coming as owner in possession of land bearing Khewat No. 943 , Khatoni No. 967, Rect. No.51 Killa No. 14/2/2 (2 -14) 16(5-6) 17/1(7-12) 24/2(7-12) 25(8-0) Rect no. 52 killa no 21(4-2) rect on. 53 killa no. 1(0-7) Rect no. 54 killa no. 5/1(1-2) total fields 8 and land measuring **36 Kanal 15 Marla** **Sanwal Singh S/o Todaram S/o Jugal kishor** expired on dated **17-06-2011** vide mutation no. 10837 in favour of **DevKaur Wd/o and Ramphal, Ramkishan, Rajkumar Ss/o** and **Smt. Santosh D/o Sanwal Singh S/o Todaram S/o Jugal kishor** all have equval share and vide Mutation no. 13263 **Smt. Santosh D/o Sanwal Singh S/o Todaram S/o Jugal Kishor** has transfer her land to **Ramphal , Ramkishan, Rajkumar Ss/o Sanwal Singh S/o Todaram** all equval Share and vide mutation no. 13264 **Smt. Devkaur W/o Sanwal singh S/o Todaram** transfer her land to **Ramphal, Ramkishan, Rajkumar**

  
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**Ss/o Sanwal singh S/o Todaram** all equal share and vide mutation no. 15012 **Ramphal s/o Sanwal Singh S/o Todaram** change his name in revenue record **Rampal s/o Sanwal Singh S/o Todaram** land situated within the revenue estate of Village Pataudi, tehsil Pataudi district gurugram.

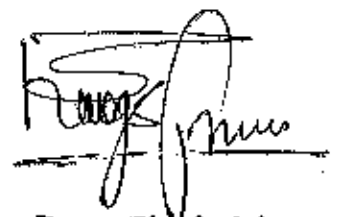
- (d) That as per Jamabandi for the year 2016-2017, **Ramphal , Ramkishan, Rajkumar ss/o Sanwal Singh S/o Todaram** all have equal share is coming as owner in possession of land bearing khewat No. 1184, khatoni No. 1196, Rect. No.54 killa No. 13/2/2 (2-7) 17/2(0-10) 18/1(7-8) 23(8-0) 24(6-2) total fields 5 and land measuring 24 kanal 7 marle vide mutation no. 15231 **Ramkishan s/o Sanwal Singh S/o Todaram** share 20/487 and **Rajkumar s/o Sanwal Singh S/o Todaram** share 40/487 sold to **smt. Billo w/o Rajender Yadav s/o Atar singh (3 kanal 0 Marla )** and kheawat no. 1193 khatoni no. 1205 Rect. No.51 Killa No. 14/2/2 (2 -14) 16(5-6) 17/1(7-12) 24/2(7-12) 25(8-0) Rect no. 52 killa no 21(4-2) rect on. 53 killa no. 1(0-7) Rect no. 54 killa no. 5/1(1-2) total fields 8 and land measuring 36 Kanal 15 Marla **Ramphal S/o Sanwal Singh S/o Todaram** expired on Date 23-05-2021 vide mutation no. 15448 to land in favouar of **Sunil Kumar s/o and Savita devi - Anju D/o and Dev kaur** mother of **Rampal singh s/o Sanwal singh** all have equal share and **Savita devi - Anju D/o and Dev Kaur** mother of **Rampal singh s/o Sanwal singh** all have equal share 1/4 transfer her share to **Sunil kumar s/o Rampal singh and Inderjeet singh s/o jai kishan s/o** is coming as owner in possession of Land bearing kheawat no.1194 khatoni no.1206 rect 54 kila 4/2(7-12) 5/2(5-19) 6(3-0) 7/1(7-12) 14/2(6-19) 17/1(5-14) total fields 6 land measuring 36 kanal 16 marle land situated within the revenue estate of Village Pataudi, Tehsil Pataudi District Gurugram.

- (e) That as per Jamabandi for the year 2021-2022, **Ramkishan S/o Sanwal Singh S/o Todaram** share 427/1461 and **Rajkumar S/o Sanwal Singh S/o Todaram** share



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367/1461 and Sunil kumar s/o and Savita devi - Anju D/o and Dev kaur mother of - Rampal singh s/o Sanwal singh all have equal share 1/3 and smt. Billo w/o Rajender Yadav s/o Atar singh share 60/487 is coming as owner in possession of land bearing khewat No. 1209, khatoni No. 1224, Rect. No.54 Killa No. 13/2/2 (2-7) 17/2(0-10) 18/1(7-8) 23(8-0) 24(6-2) total fields 5 and land measuring 24 Kanal 7 marle and , Ramkishan - Rajkumar ss/o Sanwal Singh S/o Todaram share 2/3 and Sunil kumar s/o and Savita devi - Anju D/o and Dev kaur mother of Rampal singh s/o Sanwal singh all have equal share 1/3 kheawat no. 1220 khatoni no. 1235 Rect. No.51 Killa No. 14/2/2 (2 -14) 16(5-6) 17/1(7-12) 24/2(7-12) 25(8-0) Rect no. 52 killa no 21(4-2) rect on. 53 killa no. 1(0-7) Rect no. 54 killa no. 5/1(1-2) total fields 8 and land measuring 36 Kanal 15 Marla and Inderjeet singh s/o jai kishan s/o is coming as owner in possession of land bearing kheawat no.1194 khatoni no.1206 rect 54 kila 4/2(7-12) 5/2(5-19) 6(3-0) 7/1(7-12) 14/2(6-19) 17/1(5-14) total fields 6 land measuring 36 kanal 16 marle vide mutation no. 16786 after partition in favour of Rajkumar -Ramkishan Ss/o Sanwal Singh S/o Todaram is coming as owner in possession of land bearing Rect. No.51 Killa No. 14/2/2/2 (2-6) 16(5-6) 17/1/1(6-12) 24/2/2(6-12) 25(8-0) Rect no. 52 killa no 21(4-2) rect on. 53 killa no. 1(0-7) rect. No. 54 Kila no. 17/2(0-10) 24/1(2-17) 5/1(1-2) total fields 10 land measuring 37 kanal 14 Marle and Sunil kumar s/o Rampal s/o Sanwal singh is coming as owner in possession of Land bearing Rect. No.51 Killa No. 14/2/1 (0-8) 17/1/2(1-0) 24/2/1(1-0) Rect no. 54 killa no 18/1/2(6-15) 23(8-0) 24/2(3-4) total fields 6 land measuring 20 kanal 7 Marle and smt. Billo w/o Rajender Yadav s/o Atar singh is coming as owner in possession of Land bearing Rect. No. 13/2/2(2-7) 18/1/1(0-13) total field 2 land measuring 3 Kanal 0 Marla land and vide exchange mutation no 16795 Rakumar -



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Ramkishan Ss/o Sanwal Singh S/o Todaram is coming as owner in possession of land bearing Rect. 54 killa no 17/2(0-10) 24/1(2-17) total fields 2 land measuring 3 kanal 7 marle in favour Inderjeet Singh S/o Jaikishan and Inderjeet Singh S/o Jaikishan is coming as owner in possession of land bearing Rect. No. 54 killano 5/2/1(3-7) total field 01 land measuring 3 kanal 7 marle in favour **Rajkumar- Ramkishan ss/o Sanwal Singh S/o Todaram** and vide mutation no 16823 Sunil Kumar S/o Rampal Singh S/o Sanwal singh Sold out Rect. No 51 killa 14/2/2/1(0-8) 17/1/2(1-0) 24/2/1(1-0) Rect. 54 killa no 18/1/2(6-15) 23(8-0) 24/2(3-4) total fields 6 land measuring 20 kanal 7 marle in favour of VK AND SONS INFRATECH PVT LTD GURUGRAM situated within the revenue estate of Village **Pataudi**, **tehsil Pataudi District Gurugram**.

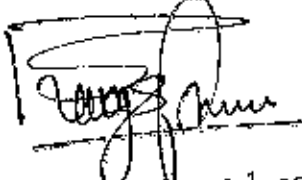
(C) **Encumbrance Certificate**

That I have inspected the record of sub registrar office Pataudi vide Receipt No. 84 dated 13-05-2025 regarding the above said land and found that the applicants named above have not created any charge by way of sale, agreement, lease, etc. or otherwise till date as per records and the same is free from sorts of encumbrances.

(D)**Certificate of title**

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-


1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.

  
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(E) Opinion of the lawyer

That in my opinion the above stated land of the applicants is free from all sorts of encumbrances, attachments and has not been sold till date as per record and the above said applicant has absolute and clear marketable title in the above said property given in schedule B of this search report.

Yours Sincerely

  
Prem Singh Advocate  
Prem Singh, Gurugram  
Advocate

समस्त,  
किंतु मैं नहीं हूँ कि मैं नहीं हूँ कि  
अपने प्रत्यक्ष और अग्रिम अधिकारों के  
अनुसार न 16823 के अन्तर्गत में ही मैंने  
किसी भी प्रकार के अधिकारों को नहीं  
संश्लेषित किया है कि मैंने किसी भी प्रकार  
को, कि मैंने किसी भी प्रकार के अधिकारों  
अनुसार नहीं किया है कि मैंने किसी भी  
प्रकार के अधिकारों को नहीं किया है।  
14/05/25

15/5/2025  
15/5/2025  
15/5/2025

(Office copy)

B Book Receipt for Non Registration Purpose

13-05-2025

No:84

Sub Register Office :पटौदी

Date :13-05-2025

Received with Thanks from PREM SINGH ADV 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

13-05-2025

No:84

Sub Register Office :पटौदी

Date :13-05-2025

Received with Thanks from PREM SINGH ADV 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

13-05-2025

No:84

Sub Register Office :पटौदी

Date :13-05-2025

Received with Thanks from PREM SINGH ADV resident of GGM sum of rs fifteen  
on account of Inspection charges.

Rs.15

(Incharge)