

# **RAHUL SHARMA (ADVOCATE)**

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Date: 23/4/25

## **TO WHOMSOEVER IT MAY CONCERN**

**Sub: - Non-Encumbrance-cum-search report on the title to the land of Sh. Himanshu Garg S/o Sh. Nitinand Garg R/o H.no. 248 sector 5, Gurgaon 122001.**

Sir,

### **A. Description of the Land**

Land situated in Killa No. 101//6/2/2 (2-19), 14/2/1 (3-0), 14/2/2 (3-4), 15/1/1 (3-4), 16/2/2 (1-12), 16/3 (1-12), 17/1/1 (0-7), 24/2 (4-0), 25/1/1 (1-19), 25/2/1 (1-5), 111//4/2/1 (3-16), 5/1 (2-3), 7/1/2 (3-8), 14/2/1 (4-4), 17/1/2 (1-5), 249/2/1/2/1 (3-11), 13 (8-0), 14/1 (3-4), 17/2 (2-1), 18/1 (7-3), 4/1 (4-0), 7/1 (4-0) and Mushtil no./ Killa No. 101//17/1/3 (2-0), 24/1 (4-0) Total **Area 77 Kanal 17 Marla (9.731 acres)** Village Pataudi, Tehsil Pataudi, District Gurugram.

### **(B) Derivation of the title**

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

#### **1) Sale Deed No. 82 dated 15/4/2008 and Intekal /Mutation No. 9781**

That Sh. Praveen Kumar, Pradeep Kumar and Vishal Kumar all sons of Sh. Chandrabhan S/o Sh. Gopal Das having equal shares all Residents of Pataudi Tehsil

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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Pataudi District Gurgaon were the owners and in possession from Fard Jamabandi of year 2001-2002 of Land bearing khewat no./ Khata no. 1646/1701, Mushtkil/ Killa no. 249//9, 1-16, tadadi 01 kanal 16 Marla ka 1/5 bhag bakdar 07 marla and Khewat no. 1621/1674 Mushtkil/ Killa no. 249// 2/1, 26—16, Tadadi 26 Kanal 16 Marla ka 131/536 bhag/share bakdar 06 kanal 11 Marla and Khewat no. 1219/1262 Mushtkil/ Killa no. 101//16/1, 4-2, 6/1, 5-0, 14/2/2, 3-4, 15/2, 4-0, tadadi 16 Kanal 06 Marla ka 1/5 Bhag Bakdar 03 kanal 05 Marla and Khewat no. 1414/1461 Mushtkil/ Killa No. 101//17/1/1, 0-7, Tadadi 07 Marla ka 1/5 Bhag Bakdar 01 Marla ka Khewat no. 1440/1488 Mushtkil/ Killa No. 249//3, 1-13, tadadi 01 Kanal 13 Marla ka 1/5 Bhag Bakdar 07 Marla and Khewat no. 1622/1675 Mushtkil/ Killa no. 111//7/1, 4-0, Tadadi 04 Kanal Salim, and Khewat no. 1413/1460 Mushtkil/ Killa no. 101//17/1/2, 2-0, 24/2, 4-0, 111//4/2, 4-0, tadadi 10 kanal salim total tadadi **24 Kanal 11 Marla** waka rakba Pataudi Tehsil Pataudi. It can also be verified from Intekal no. 9574. The above said land had been sold to Rohtash S/o Sh. Lakhmichand R/o H.No. 47, Gupta Park, Najafgarh, having 80/491 bhag (share) and Smt. Omvati wife of Sh. Chand Prakash Resident of Piragarhi New Delhi having 320/491 bhag (Share) and Sh. Himanshu Garg Son of Sh. Nitinand Garg Resident of H.no. 248 sector 5, Gurgaon having 91/491 bhag (Share) vide sale deed bearing registration no. 82 dated 15/4/2008 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 9781 about the said transaction.

### **2) Sale Deed No. 1104 dated 1/10/2008 and Intekal /Mutation No. 9778.**

That Sh. Birbal Son of Uttam chand son of Sh. Gopal das and Sh. Hari Kishan Son of Sh. Surender Kumar son of Sh. Uttam Chand in equal shares all Residents of Pataudi Tehsil Pataudi District Gurgaon were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no. 1624/1677, 1411, 1220, 1966 Mushtkil/ Killa no. 111//14/2, 4-166, 6/2, 1-16, 15/1, 2-2, 17/1, 1-7, 101//16/3, 1-12, 25/1, 3-7, salam

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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Kita 6 Tadadi 15 kanal 0 Marla and Khewat / Khata no. 1621 Mushtkil/ Killa no. 249// 2/1, 26-16 Tadadi 26 Kanal 16 Marla ka 112/536 bhag Bakdar 05 Kanal 12 Marla and Khewat/ Khata no. 1646, 1219, 1414, 1440 Mushtkil/ Killa no. 249//4, 1-16, 101//16/1, 4-2, 6/1, 5-0, 14/2/2, 3-4, 15/2, 4-0, 17/1/1, 0-7, 249//3, 1-13 kita 7 Tadadi 20 Kanal 02 Marla ka 1/5 Bhag bakdar 04 Kanal 0 Marla total tadadi 24 Kanal 12 Marla ka 172/494 Bhag Bakdar 08 Kanal 12 Marla Waka Rakba Pataudi Tehsil Pataudi. It can also be verified from Intekal No. 9575. The above said land had been sold to Sh. Himanshu Garg son of Sh. Nitinand Garg resident of Gurgaon village, Gurgaon Tehsil and District Gurgaon vide sale deed bearing registration no. 1104 dated 01/10/2008 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/Mutation no. 9778 about the said transaction.

### **3) Sale Deed No. 1105 dated 01/10/2008 and Intekal /Mutation No. 9776**

That Sh. Birbal Son of Uttam chand son of Sh. Gopal das and Sh. Hari Kishan Son of Sh. Surender Kumar son of Sh. Uttam Chand in equal shares all Residents of Pataudi Tehsil Pataudi District Gurgaon were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no.1624/1677, 1411, 1220, 1966, Mushtkil/ Killa no. 111//14/2, 4-16, 6/2, 1-16, 15/1, 2-2, 17/1, 1-7, 101//16/3, 1-12, 25/1, 3-7, salam kitta 6 Tadadi 15-0 Kanal and Khewat no./ Khata no. 1621 Mushtkil no./ Killa no. 249//2/1, 26-16 tadadi 26 Kanal 16 Marla ka 112/536 Bhag bakdar 05 Kanal 12 Marla and Khewat no./ Khata no. 1646, 1219,1414, 1440 Mushtkil no./ Killa no. 249//4, 1-16, 101//16/1, 4-2, 6/1, 5-0, 14/2/2, 3-4, 15/2, 4-0, 17/1/1, 0-7, 249//3, 1-13 kitta 7 tadadi 20 Kanal 02 Marla ka 1/5 bhag bakdar 4-0 Kanal total Tadadi 24 Kanal 12 Marla ka 160/492 bhag bakdar 08 Kanal waka rakba Patatudi, Tehsil Pataudi. It can also be verified from No. Intekal 9575. The above said land had been sold to Sh. Nitinand Garg son of Sh. Kashmiri Lal resident of Gurgaon village, Gurgaon Tehsil and District Gurgaon vide sale deed bearing

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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registration no. 1105 dated 01/10/2008 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 9776 about the said transaction.

**4) Sale Deed No. 1106 dated 1/10/2008 and Intekal/Mutation No. 9777**

That Sh. Birbal Son of Sh. Uttam chand son of Sh. Gopal das and Sh. Hari Kishan Son of Sh. Surender Kumar son of Sh. Uttam Chand in equal shares all Residents of Pataudi Tehsil Pataudi District Gurgaon were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no. 1624/1677, 1411, 1220, 1966, Mushtkil/ Killa no. 111//14/2, 4-16, 6/2, 1-16, 15/1, 2-2, 17/1, 1-7, 101//16/3, 1-12, 25/1, 3-7, salam kitta 6 Tadadi 15-0 Kanal and Khewat no./ Khata no. 1621 Mushtkil no./ Killa no. 249//2/1, 26-16 tadadi 26 Kanal 16 Marla ka 112/536 Bhag bakdar 05 Kanal 12 Marla and Khewat no./ Khata no. 1646, 1219, 1414, 1440 Mushtkil no./ Killa no. 249//4, 1-16, 101//16/1, 4-2, 6/1, 5-0, 14/2/2, 3-4, 15/2, 4-0, 17/1/1, 0-7, 249//3, 1-13 kitta 7 tadadi 20 Kanal 02 Marla ka 1/5 bhag bakdar 4-0 Kanal total Tadadi 24 Kanal 12 Marla ka 160/492 bhag bakdar **08 Kanal** waka rakba Patatudi, Tehsil Pataudi. It can also be verified from Intekal No. 9575. The above said land had been sold to Smt. Nirmal Garg wife of Sh. Nitinand Garg resident of Gurgaon village, Gurgaon Tehsil and District Gurgaon vide sale deed bearing registration no. 1106 dated 01/10/2008 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 9777 about the said transaction.

**5) Sale Deed No. 278 dated 16/5/2008 and Intekal/Mutation No. 9783**

That Dashrath Kumar and Narender Kumar Son of Late Hemraj in equal shares 14/30 each and General power of attorney holder Sh. Anil Kumar 7/30 share Son and Smt. Sita and Smt. Nirmala in equal shares 1/15 bhag (share) daughters of Late Hemraj and Smt. Santosh widow and Sh. Ashwani and Sh. Amit Kumar sons and Smt. Bindiya Daughter of Sh. Gulshan Kumar son of Late Hemraj in

*Rahul Sharma*

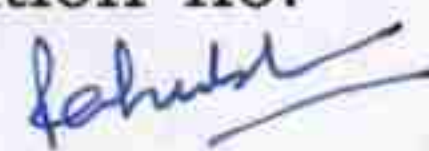


## RAHUL SHARMA (ADVOCATE)

equal shares 7/30 bhag all residents of Pataudi, Tehsil Pataudi and District Gurgaon, General Power of Attorney bearing registration no. 3/ 4 dated 15/04/2008 duly registered in Sub Registrar's office Pataudi Tehsil Pataudi, were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no.1410/1457 Mushtkil No./ Killa No. 111//5, 8-0, Tadadi 08 Kanal salim and Khewat no. 1623/1676 Khasra no. 249//2/1, 8-0, Tadadi 08 kanal salim, and khewat no. 1965/2028 mushtkil/ killa no. 101//25/2, 3-2, tadadi 03 Kanal 02 Marla salim total tadadi 19 kanal 02 Marla waka rakba Pataudi, Tehsil Pataudi District Gurgaon. It can also be verified from Intekal No. 9367 and 9565. The above said land had been sold to Smt. Sunil wife of Rakesh 160/382 bakdar **08 kanal** bhag (share) resident of Bindapur, New Delhi and Smt. Nirmal Garg Wife of Sh. Nitinand Garg 222/382 bhag bakdar **11 kanal 02 Marla** resident of Village Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no. 278 dated 16/05/2008 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 9783 about the said transaction.

### **6) Sale Deed No. 1331 dated 27/07/2011 and Intekal/ Mutation No. 10591**

That Sh. Sharvan Kumar Son of Sh. Chandiram 80/1284 bhag and Smt. Veena Kumari widow of Late Chandiram Son of Hemraj, Sh. Mata Gulshan Kumar son of Sh. Chandiram 80/1284 bhag and Smt. Reeta widow of late Gulshan son of Chandiram 80/1284 bhag all residents of Pataudi Tehsil Pataudi District Gurgaon, were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no. 1632/1685 Mushtkil No./ Killa no. 93//28, 10-10, 125//3, 8-0, 4, 8-0, 124//2/2, 6-12, 9, 8-0, 10, 8-0, 11, 7-11, 12,7-11 kita 8 Tadadi 64 Kanal 04 Marla ka 240/1284 bhag bakdar **12-0** Kanal waka rakba Pataudi, Tehsil Pataudi. It can also be verified from Intekal No. 7743-10003-10071. The above said land had been sold to Smt. Nirmal Garg wife of Sh. Nitinand Garg resident of Village Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no.





## RAHUL SHARMA (ADVOCATE)

1331 dated 27/07/2011 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 10591 about the said transaction.

**7) Deed No. 163 dated 22/04/2013, Type of deed Tabadlanama (Exchange Deed) and Intekal/ Mutation no. 11564**

That Sh. Himanshu Garg son of Sh. Nitinand Garg resident of H.No. 248 Sector 5, Gurgaon Biswedat Pataudi, Tehsil Pataudi and District Gurgaon and owner and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no. 1524/1574 Mushtkil no./Killa No. 108//4, 6-7, 6/3, 1-12,7, 8-0, 14, 8-0, 15, 8-0, 17,8-0 kita 07 tadadi 47 Kanal 19 Marla ka 319/959 bhag bakdar **15 kanal 19 Marla** waka rakba Pataudi, Tehsil Pataudi. It can also be verified from Intekal no.9790, 10646.

**And**

Smt. Shabila Begam wife of Shaukat Ali son of Abdul Razzak and Smt. Samim begam wife Liyakat Ali son of Shaukat Ali and Smt. Shabnam begam wife of Sharafat Ali son of Shaukat Ali all three in equal shares, all residents of Pataudi, Tehsil Pataudi and District Gurgaon and owner and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no.1412/1459, 1625/1678 mushtkil No./ kila no. 101//17/1/3, 2-0, 24/1, 4-0, 111//4/1, 4-0, 7/2, 4-0, kita 04 Tadadi 14 Kanal Salim and Khewat/ Khata no. 1219/1262 Mushtkil no./kila no. 101//16/1, 4-2, 6/1, 5-0, 14/2/2,3-4, 15/2,4-0, kita 04 Tadadi 14 Kanal salim and Khewat no./ khata no. 1219/1262 Mushtkil no./ Kila no. 101//16/1, 4-2, 6/1, 5-0, 14/2/2, 3-4, 15/2, 4-0, kita 04 tadadi 16 kanal 06 Marla ka 51/326 bhag bakdar 02 kanal 11 Marla, total tadadi **16 kanal 11 marla** waka rakba Pataudi, Tehsil Pataudi.

That both the above said parties had exchange their above said lands vide duly registered Exchange deed bearing no. 163 dated 22/04/2013 registered in the Sub Registrar's





## **RAHUL SHARMA (ADVOCATE)**

office Pataudi. It is also registered in Intekal/ Mutation no. 11564 about the said transaction.

### **8) Sale Deed No. 456 dated 28/05/2014 and Intekal/ Mutation No. 12310**

That Smt. Krishna wife of Ravidat Sharma resident Trinagar 2502/19 1, Delhi and Smt. Sursati wife of Sh. Mangtu alias Mangatram and Smt. Chalti devi wife of Sh. Pralad both residents Hasanpur Tehsil Tauru District Mewat, Biswedaran Pataudi, Tehsil Pataudi and District Gurgaon were owners and in possession from Fard Jamabandi 2001-2002 year of land Bearing Khewat no./ Kahta no. 1499/1549 Mushtkil no./ kila no. 111/13, 8-0, 14/1, 3-4, 17/2, 2-1, 23, 3-0, kita 04 tadadi 16 Kanal 05 marla and Khewat/ Khata no. 1768/1827 Mushtkil no./ Kial no. 111//18, 7-16, tadadi 07 Kanal 16 Marla total tadadi **24 kanal 01 Marla** waka rakba Pataudi, tehsil Pataudi. It can also be verified from Intekal No. 8946. The above said land had been sold to Sh. Himanshu Garg son of Sh. Nitinand Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no. 456 dated 28/05/2014 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 12310 about the said transaction.

### **9) Sale deed (Purchase from Compensation amount) No. 1215 dated 2/08/2017 and Intekal/ Mutation No. 13705**

That award has been passed for Buyer's land after acquisition being Award No. 59 dated 23/12/2016 and Registration no. 8747 dated 27/06/2017 of Village Hayatpur Tehsil and District Gurugram.

That M/s Harsha Interior Decorator Private limited vide Director Mrs. Kamlesh Choudhary W/o Devender Choudhary (DIN 00138281) resident of H.No. 18/28 Geeta Bhawan Road, Jyoti Park, Gurugram Biswedar/Owner Pataudi, Tehsil Pataudi District Gurgaon were owners and

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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in possession from Fard Jamabandi 2016-2017 year of land Bearing Khewat no./ Kahta no. 1522/1553, 1524/1555, 1526/1557 Mushtil No./ Killa No. Khasra No. 101//6/2/2, 2-19,15/1/1,3-4, 16/2/2,1-12, 25/1/1, 1-19, 14/2/1, 3-0, 14/2/2, 3-4, 17/1/1, 0-7, 17/1/2, 2-0, 16/3, 1-12, 25/2/1, 1-5, 24/2,4-0, 111//4/2/1, 3-16, 5/1, 2-3, 7/1/2, 3-8, 14//2/1, 4-4, 17/1/2, 1-5, 249/2/1/2, 19-14, 249/2/2/2, 4-18, 249/3, 1-13, 249/4, 1-16 Kita 20 Tadadi 67 Kanal 19 Marla ka 80/1359 Bhag/ share, Bhakdar 04 Kanal waka rakba Pataudi, Tehsil Pataudi, District Gurugram. It can also be verified from Intekal No. 12952. The above said land had been sold to Sh. Himanshu Garg son of Sh. Nitinand Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no. 1215 dated 2/08/2017 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 13705 about the said transaction.

**10) Sale deed (Purchase from Compensation amount)  
No. 1216 dated 2/08/2017 and Intekal/ Mutation No.  
13706**

That award has been passed for Buyer's land after acquisition being Award No. 59 dated 23/12/2016 and Registration no. 8747 dated 27/06/2017 of Village Hayatpur Tehsil and District Gurugram.

That M/S Ram Devi Realtors Private limited vide its Director Narender Choudhary S/o Sh. Raj Singh (DIN 00767788) resident of H.No. 18/28 Geeta Bhawan Road, Jyoti Park, Gurugram Biswedat/Owner Pataudi, Tehsil Pataudi District Gurgaon were owners and in possession from Fard Jamabandi 2016-2017 year of land Bearing Khewat no./ Kahta no. 1522/1553, 1524/1555, 1526/1557 Mushtil No./ Killa No. Khasra No. 101//6/2/2, 2-19,15/1/1, 3-4, 16/2/2,1-12, 25/1/1, 1-19, 14/2/1, 3-0, 14/2/2, 3-4, 17/1/1, 0-7, 17/1/2, 2-0, 16/3, 1-12, 25/2/1, 1-5, 24/2,4-0, 111//4/2/1, 3-16, 5/1, 2-3, 7/1/2, 3-8, 14//2/1, 4-4, 17/1/2, 1-5, 249/2/1/2, 19-14, 249/2/2/2, 4-18, 249/3, 1-13,

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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249/4, 1-16 Kita 20 Tadadi 67 Kanal 19 Marla ka 80/1359 Bhag/ share, Bhakdar 04 Kanal waka rakba Pataudi, Tehsil Pataudi, District Gurugram. It can also be verified from Intekal No. 12952. The above said land had been sold to Sh. Himanshu Garg son of Sh. Nitinand Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no. 1216 dated 2/08/2017 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 13706 about the said transaction.

### **11) Sale deed No. 1217 dated 2/08/2017 and Intekal/ Mutation No. 13707**

That Mrs. Kamlesh Choudhary W/o Devender Choudhary resident of H.No. 18/28 Geeta Bhawan Road, Jyoti Park, Gurugram Biswedat/Owner Pataudi, Tehsil Pataudi District Gurgaon were owners and in possession from Fard Jamabandi 2016-2017 year of land Bearing Khewat no./ Kahta no. 1522/1553, 1524/1555, 1526/1557 Mushtil No./ Killa No. Khasra No. 101//6/2/2, 2-19,15/1/1,3-4, 16/2/2,1-12, 25/1/1, 1-19, 14/2/1, 3-0, 14/2/2, 3-4, 17/1/1, 0-7, 17/1/2, 2-0, 16/3, 1-12, 25/2/1, 1-5, 24/2,4-0, 111//4/2/1, 3-16, 5/1, 2-3, 7/1/2, 3-8, 14//2/1, 4-4, 17/1/2, 1-5, 249/2/1/2, 19-14, 249/2/2/2, 4-18, 249/3, 1-13, 249/4, 1-16 Kita 20 Tadadi 67 Kanal 19 Marla ka 80/1359 Bhag/ share, Bhakdar 04 Kanal waka rakba Pataudi, Tehsil Pataudi, District Gurugram. It can also be verified from Intekal No. 12952. The above said land had been sold to Smt.Jyoti Garg W/o Sh. Himanshu Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon vide sale deed bearing registration no. 1217 dated 2/08/2017 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 13707 about the said transaction.





## **RAHUL SHARMA (ADVOCATE)**

### **12) Transfer deed No. 2721 dated 9/12/2014 and Intekal/ Mutation No. 12638**

That Smt. Nirmal Garg W/o Sh. Nitinand Garg S/o Sh. Kashmirilal Garg R/o H.No. 248 sector 5, Gurgaon owner/ biswedat Pataudi, District Gurgaon is the owners and in possession of land Bearing Khewat no./ Kahta no. 1452/1500 Mushtil/ Killa No. 138//14, 8-0, 17/1, 6-0, Kita 02 Tadadi 14 Kanal and Khewat no./ Khata no. 463-1213-1401-1610-1947, Mushtil no./ Killa No. 138//9/2, 3-0, 19, 8-0, 137//6, 8-0, 7/1, 4-12, 14, 9-0, 15, 8-0, 16/1, 5-16, 138//10, 8-0, 11, 8-0, 12, 8-0, 20/1, 5-16 kita 12 Tadadi 82 Kanal ka 320/1640 bhag/ share bakdar 16 Kanal and Khewat/ Khata no. 1632/1685, Mushtil no./Killa no. 125//3/1, 6-0, 4/1, 6-0 kita 02 tadadi 12 Kanal ka ½ Bhag Bakdar 06 Kanal and Khewat no. /Khata no. 1623/1676 Khasra no. 249/2/2, 8-0, tadadi 08 kanal ka 72/160 bhag bakdar 03 Kanal 12 Marla and Khewat no./ Khata no. 1646/1701 Khasra no. 249/4, 1-16 tadadi 01 Kanal 16 Marla ka 11/36 bhag/ share bakdar 11 Marla total tadadi **40 Kanal 03 Marla** waka Rakba Pataudi Tehsil Pataudi District Gurgaon. It can also be verified from Intekal No. 9853, 10645, 11637, 9783, 9777. The above said land had been transferred to Sh. Himanshu Garg son of Sh. Nitinand Garg S/o Sh. Kashmirilal Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon vide Transfer deed bearing registration no. 2721 dated 9/12/2014 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 12638 about the said transaction.

### **13) Transfer deed No. 3012 dated 13/12/2022 and Intekal/ Mutation No. 15803**

That Sh. Himanshu Garg son of Sh. Nitinand Garg S/o Sh. Kashmirilal Garg resident of H.no. 248 sector 5, Gurgaon, Tehsil and District Gurgaon is the owner and in possession from Fard Jamabandi 2016-2017 year of land Bearing Khewat no./ Kahta no. 1870/1906 Mushtil no./ Killa no. 111//13, 8-0, 14/1, 3-4, 17/2, 2-1, Kita 03 tadadi 13 Kanal 05 Marla and Khewat no./ Khata no.

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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2181/2226 Mushtil No./ Killa no. 111//18,7-16 Kita 01 tadadi 07 Kanal 16 Marla out of Min Uttar 07 Kanal 03 Marla Total tadadi **20 Kanal 08 Marla** waka rakba Pataudi, Tehsil Pataudi and District Gurugram. The above said land had been transferred to Smt. Nirmal Garg W/o Sh. Nitinand Garg S/o Sh. Kashmiri lal Garg R/o H.No. 248 sector 5, Gurgaon District Gurgaon vide Transfer deed bearing registration no.3012 dated 13/12/2022 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no. 15803 about the said transaction.

### **14) Transfer deed No. 3237 dated 9/12/2024 and Intekal/ Mutation No. 17523**

That Smt. Nirmal Garg W/o Sh. Nitinand Garg and Sh. Nitinand Garg S/o Sh. Kashmirilal Garg and Smt. Jyoti Garg W/o Sh. Himanshu Garg all residents of sector 5, Gurgaon owner/ biswedat Pataudi, District Gurgaon is the owners and in possession of land Bearing Khewat no. 2080/2, Khata no. 2121/2, Mushtil no./ Khasra/ Kila no. 101//6/2/2(2-19), 14/2/1(3-0), 14/2/2(3-4), 15/1/1(3-4), 16/2/2(1-12), 16/3(1-12), 17/1/1(0-7), 17/1/2(2-0), 24/2(4-0), 25/1/1(1-19), 25/2/1(1-5), 111//4/2/1(3-16), 5/1(2-3), 7/1/2(3-8), 14/2/1(4-4), 17/1/2(1-5), 249/2/1/2/1(3-11), Kita 17 rakba 43 Kanal 9 Marla ka 240/869 bhag/ Share bakdar 12 Kanal 0 Marla ( In this Khewat Sh. Nitinand Garg share ka 160/869 Bhag and Smt. Jyoti Garg 80/869 ka Bhag/ Share is taken/transferred) and Khewat no. 2236/1 Khata no. 2283/1, Mushtil/ Khasra/ Killa No. 111//18/1(7-3), Kita 1 Rakba 7 Kanal 3 Marla Salam (note: In this Khewat only Smt. Nirmal Garg's share is taken/ transferred) and Khewat no. 1918/1, Khata no. 1956/1, Mushtil/Khasra/killat No.111//13(8-0), 14/1(3-4), 17/2(2-1), kita 3 Rakba 13 Kanal 5 Marla ( Note: In this Khewat only Smt. Nirmal Garg's Share is taken/transferred). In this way above mentioned Khewat Khata ka Rakba/ area **32 Kanal 8 Marla 0 Sarsai (4.05 Acres)** waka Mauja Pataudi, Tehsil Pataudi District Gurgaon. It can also be verified from Intekal No. 15783 and 15803.

*Rahul*



## **RAHUL SHARMA (ADVOCATE)**

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The above said land had been transferred to Sh. Himanshu Garg son of Sh. Nitinand Garg S/o Sh. Kashmirilal Garg resident of sector 5, Gurgaon, Tehsil and District Gurgaon vide Transfer deed bearing registration no. 3237 dated 9/12/2024 registered in the Sub Registrar's office Pataudi. It is also registered in Intekal/ Mutation no.17523 about the said transaction.

**15) Tartima/Correction deed No. 3322 dated 16/12/2024 and Intekal/ Mutation No. 17523**

That Smt. Nirmal Garg W/o Sh. Nitinand Garg and Sh. Nitinand Garg S/o Sh. Kashmirilal Garg and Smt. Jyoti Garg W/o Sh. Himanshu Garg all residents of sector 5, Gurgaon owner/ biswedar Pataudi, District Gurgaon is the owners and in possession of land Bearing Khewat no. 2080/2, Khata no. 2121/2, Mushtil no./ Khasra/ Kila no. 101//6/2/2(2-19), 14/2/1(3-0), 14/2/2(3-4), 15/1/1(3-4), 16/2/2(1-12), 16/3(1-12), 17/1/1(0-7), 17/1/2(2-0), 24/2(4-0), 25/1/1(1-19), 25/2/1(1-5), 111//4/2/1(3-16), 5/1(2-3), 7/1/2(3-8), 14/2/1(4-4), 17/1/2(1-5), 249/2/1/2/1(3-11), Kita 17 rakba 43 Kanal 9 Marla ka 240/869 bhag/ Share bakdar 12 Kanal 0 Marla ( In this Khewat Sh. Nitinand Garg share ka 160/869 Bhag and Smt. Jyoti Garg 80/869 ka Bhag/ Share is taken/transferred) and Khewat no. 2236/1 Khata no. 2283/1, Mushtil/ Khasra/ Killa No. 111//18/1(7-3), Kita 1 Rakba 7 Kanal 3 Marla Salam (note: In this Khewat only Smt. Nirmal Garg's share is taken/ transferred) and Khewat no. 1918/1, Khata no. 1956/1, Mushtil/Khasra/killla No.111//13(8-0), 14/1(3-4), 17/2(2-1), kita 3 Rakba 13 Kanal 5 Marla ( Note: In this Khewat only Smt. Nirmal Garg's Share is taken/ transferred). In this way above mentioned Khewat Khata ka Rakba/ area **32 Kanal 8 Marla 0 Sarsai (4.05 Acres)** waka Mauja Pataudi, Tehsil Pataudi District Gurgaon. It can also be verified from Intekal No. 15783 and 15803. That a Transfer deed vide registration no. 3237 dated 9/12/2024 registered in the Sub Registrar's office Pataudi, in Favour of sh. Himanshu Garg S/o Sh. Nitinand Garg S/o Sh. Kashmirilal Garg R/o H.no. 248 sector 5 Gurugram.





## RAHUL SHARMA (ADVOCATE)

In the above said deed there is wrong Indraj/entry done so to correct that wrong entry a Tatima nama/ correction of Transfer Deed is done by Description of the said land bearing Khewat No. 2080/2, Khata no. 2121/2, Mushtil no./ Khasra/ Kila no. 101//6/2/2(2-19), 14/2/1(3-0), 14/2/2(3-4), 15/1/1(3-4), 16/2/2(1-12), 16/3(1-12), 17/1/1(0-17), 17/1/2(2-0), 24/2(4-0), 25/1/1(1-19), 25/2/1(1-5), 111//4/2/1(3-16), 5/1(2-3), 7/1/2(3-8), 14/2/1(4-4), 17/1/2(1-5), 249/2/1/2/1(3-11), Kita 17 rakba 43 Kanal 9 Marla ka 240/869 bhag/ Share bakdar 12 Kanal 0 Marla ( In this Khewat Sh. Nitinand Garg share ka 160/869 Bhag and Smt. Jyoti Garg 80/869 ka Bhag/ Share is taken/transferred) and Khewat no. 2236/1 Khata no. 2283/1, Mushtil/ Khasra/ Killa No. 111//18/1(7-3), Kita 1 Rakba 7 Kanal 3 Marla Salam (note: In this Khewat only Smt. Nirmal Garg's share is taken/ transferred) and Khewat no. 1918/1, Khata no. 1956/1, Mushtil/Khasra/killla No.111//13(8-0), 14/1(3-4), 17/2(2-1), kita 3 Rakba 13 Kanal 5 Marla ( Note: In this Khewat only Smt. Nirmal Garg's Share is taken/ transferred). In this way above mentioned Khewat Khata ka Rakba/ area **32 Kanal 8 Marla 0 Sarsai (4.05 Acres)** waka Mauja/ Village Pataudi, Tehsil Pataudi District Gurgaon. That a Correction Deed / Tatima nama has been done bearing registration no. 3322 dated 16/12/2024 registered in the Sub Registrar's office Pataudi, in Favour of Sh. Himanshu Garg S/o Sh. Nitinand/ Nityanand Garg S/o Sh. Kashmirilal Garg R/o H.no. 248 sector 5 Gurugram. It is also registered in Intekal/ Mutation no.17523 about the said transaction.

### **16) Intekal / Mutation No. 11619 dated 28/06/2013 Regarding Partition**

#### **Status After Partition of the Said Land**

That Sh. Nitinand Garg S/o Sh. Kashmiri Lal having 13/176 Bhag/ Share, Smt. Nirmal Garg W/o Sh. Nitinand Garg S/o Sh. Kashmiri Lal having 59/176 Bhag/ share upto the extent, and Sh. Himanshu Garg S/o Sh. Nitinand Garg having 27/88 Bhag/Share, and Smt. Omwati Wife of Sh. Chand Prakash having 17/88 Bhag/ Share i.e. 0K-17 M-0 Sarsai, and Smt. Kamlesh W/o Sh.

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

Devender having 1/6<sup>th</sup> Bhag/ Share, and M/s Ramdevi Realtors Private Limited vide its Director Narender Choudhary having 1/6<sup>th</sup> Bhag, Share and M/s Harsha Interior Decorator Private limited vide its Director Sahshi Choudhary having 1/6<sup>th</sup> Bhag/ Share, and Smt. Sunil W/o Sh. Rakesh R/o Bindapur having 1/3<sup>rd</sup> Bhag/ Share, and M/s JAP Info Systems Private Limited having 1/6<sup>th</sup> Bhag/ Share 8/88 Bhag/ share in land situated in Khewat/ Khata no. 101//6/1/2, **4 Kanal - 8 Marla**, Village Pataudi, Tehsil Pataudi District Gurgaon.

### **AND**

Bharat Kumar, Sunil kumar and Harish Kumar all sons of and Smt. Usharani and Smt. Anita both Daughters and Smt. Rajkumari widow of Purshotam Lal all having equal shares in land Situated in Khewat/ Khata no. 101//6/1/2, **0 Kanal - 12 Marla**, Village Pataudi, Tehsil Pataudi District Gurgaon.

### **17) Intekal / Mutation No. 12952 dated 22/9/2015**

#### **Status After Partition of the Said Land**

That Sh. Nitinand Garg S/o Sh. Kashmiri Lal having 160/1359 Bhag/ Share, Sh. Himanshu Garg S/o Sh. Nitinand Garg having 397/1359 Bhag/Share, and Smt. Kamlesh Choudhary Wife of Sh. Devender Choudhary R/o Gurgaon having 80/1359 Bhag/ Share, and M/s Ramdevi Realtors Private Limited vide its Director Narender Choudhary having 80/1359 Bhag/ Share and M/s Harsha Interior Decorator Private limited vide its Director Sashi Choudhary R/o Gurgaon having 80/1359 Bhag/ Share, and M/s JAP Info Systems Private Limited having office at 45-46, Katewa Chambers Shastri Nagar near Pital Factory Vide director Praveen having 78/1359 Bhag/ Share, and Smt. Indu Sharma W/o Radhey Shyam Sharma and Asha Choudhary W/o Sh. Harish Kumar Choudhary resident of 4/33 Malviya Nagar Jaipur equal share 108/1359 bhag/ share and Harsh Vardhan Katewa S/o Sh. Praveen Katewa Resident of Jaipur having 50/1359 Bhag/ Share and.

*Rahul Sharma*



## **RAHUL SHARMA (ADVOCATE)**

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Smt. Anuja Singh Ahlawat D/o Jaswant singh Ahlawat r/o Jaipur having 326/1359 bhag/ share in land situated in Khewat/ Khata no. 101//6/2/2, 2-19, 15/1/1, 3-4, 16/2/2, 1-12, 25/1/1, 1-19, 14/2/1, 3-0, 14/2/2, 3-4, 17/1/1, 0-7, 17/1/2, 2-0, 16/3, 1-12, 25/2/1, 1-5, 24/2, 4-0, Khewat no. 111//4/2/1, 3-16, 5/1, 2-3, 7/1/1, 3-8, 14/2/1, 4-4, 12/1/2, 1-5, khewat no. 249/2/1/2, 19-14, 249/2/2/2, 4-18, 249/3, 1-13, 249/4, 1-16, Kite 20, Tadadi **67 Kanal 19 Marla** salam Village Pataudi, Tehsil Pataudi and District Gurugram.

### **18) Intekal / Mutation No. 15783 dated 11/10/2022**

#### **Status After Partition of the Said Land**

M/s JAP Info Systems Pvt. Ltd. through its Director Sh. Praveen having 39/365, Smt. Indu Sharma W/o Sh. Radhey Sharma having 37/365 Bhag/ Share, Smt. Asha Choudhary W/o Sh. Harish Kumar having 37/365 bhag/share, Sh. Harshvardhan Katewa S/o Sh. Praveen Katewa having 7/73 Bhag/ Share, Smt. Anuja Singh Ahlawat D/o Sh. Jaswant Singh having 39/73 Bhag/ Share, Sh. Himanshu Garg S/o Sh. Nitinand Garg having 22/365 Bhag/ Share, Sh. Nitinand Garg S/o Sh. Kashmirilal Garg having 160/869 Bhag/ share, Sh. Himanshu Garg S/o Sh. Nitinand Garg having 629/869 Bhag/Share, Smt. Jyoti Garg W/o Sh. Himanshu Garg, Sh. Nitinand Garg having 80/869 Bhag/ share in Land Situated in Khata no. 249/2/1/2/2, 16-3, 249/2/2/2, 4-18, 249/3, 1-13, 249/4, 1-16, 125// 3/1, 6-0, 4/1, 6-0, salam khewat Kite 6, 36 Kanal 10 Marla, 249/2/1/2/1, 3-11, 101//14/2/1, 3-0, 14/2/2 3-4, 15/1/1, 3-4, 16/2/2, 1-12, 16/3, 1-12, 17/1/1, 0-7, 17/1/2, 2-0, 24/2, 4-0, 25/1/1, 1-19, 25/2/1, 1-5, 6/2/2, 2-19, 111//14/2/1, 4-4, 17/1/2, 1-5, 4/2/1, 3-16, 5/1, 2-3, 7/1/1, 3-8, salam Khewat Kite 17, tadadi **43 kanal 9 Marla**, Pataudi, Tehsil Pataudi and District Gurugram.

*Rahul*



## **RAHUL SHARMA (ADVOCATE)**

### **C) Encumbrance Certificate**

That I have inspected the record of Sub Registrar Office Pataudi vide Receipt No. 1036 dated 19/03/2025 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.

### **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.







## RAHUL SHARMA (ADVOCATE)

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**Note:** That Sh. Himanshu Garg S/o Sh. Nitinand Garg is the owner and in possession of Land situated in Killa No. 101//6/2/2 (2-19), 14/2/1 (3-0), 14/2/2 (3-4), 15/1/1 (3-4), 16/2/2 (1-12), 16/3 (1-12), 17/1/1 (0-7), 17/1/2 (2-0), 24/2 (4-0), 25/1/1 (1-19), 25/2/1 (1-5), 111//4/2/1 (3-16), 5/1 (2-3), 7/1/2 (3-8), 14/2/1 (4-4), 17/1/2 (1-5), 249/2/1/2/1 (3-11), 13 (8-0), 14/1 (3-4), 17/2 (2-1), 18/1 (7-3), 4/1 (4-0), 7/2 (4-0) and Mushtil no./ Killa No. 101//17/1/3 (2-0), 24/1 (4-0) Total **Area 77 Kanal 17 Marla (9.731 acres)** sector 4 Pataudi, Tehsil Pataudi, District Gurugram. That on the above said land Director General, Town and Country Planning, Haryana, Chandigarh has issued a license vide Endst. No. LC-5014 JE (DS)-2023/22264 Dated 07.07.2023 and License No. 139 of 2023 dated 06.07.2023 and order Endst. No. LC-5014/DS(AK)/2025/1922 dated 15.01.2025 for development of residential Plotted Colony under scheme of Deen Dayal Jan Awas Yogna.

**Note:** Copy of Search Slip Bearing no. 1036 dated 19/3/2025 and copy NON encumbrance certificate from Tehsildar dated 19/3/2025 is attached along with the TSR (Title search Report).

Regards

  
 **RAHUL SHARMA Advocate**  
Chamber No. 65 Block C  
District Courts Gurugram  
Enrollment No. D/881/2007  
Mobile No. 9959006378

Rahul Sharma

Advocate

Enrollment no. D/881/2007



(Office copy)      B Book Receipt for Non Registration Purpose      19-03-2025

No:1036      Sub Register Office :पटौदी      Date :19-03-2025

Received with Thanks from **RAHUL SHARMA 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      19-03-2025

No:1036      Sub Register Office :पटौदी      Date :19-03-2025

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Rs.15

(Incharge)

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(Incharge)