

ANUP SINGH

Advocate

District Court, Gurugram



Chamber No. 304,
Near Gate No. 9 District Courts,
Gurugram
Mob. No. : 9810701630

Ref. No. AS/Search/2025

Dated: 02.04.2025

SEARCH REPORT

Description of Land under Legal Opinion-cum-Search Report

Search and examine the title of Satpal S/o Sisram S/o Prem Sukh, R/o Village Naurangpur, Gurugram regarding Agricultural Land comprised in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2/1(4-18), 3(8-0), 4 min (7-17) Kita 6 land measuring 40 Kanal 3 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana (hereinafter called the said Land).

I, hereby certify that the contents as shown in the **original title deed i.e. Jamabandies for the years 1989-1990, 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2014-2015, 2019-2020 and mutation no. 2367 dated 14.01.1991, 4798 dated 06.02.2020, 4803 dated 26.02.2020, 4898 dated 26.05.2022,**



4899 dated 08.06.2022, 4914 dated 22.08.2022 & and Rapat No. 307 dated 06.03.2009, Rapat No. 74 dated 27.09.2013, Rapat No. 49 dated 30.09.2015, Rapat No. 664 dated 29.07.2016, Rapat No. 14 dated 09.09.2019, Rapat No. 501 dated 26.05.2023, and Rapat No. 502 dated 26.05.2023, tallied with the information as stated in the records of the office of **Sub Registrar Manesar**, and mutations as per revenue record of the Village Naurangpur, Tehsil Manesar & Distt. Gurugram.

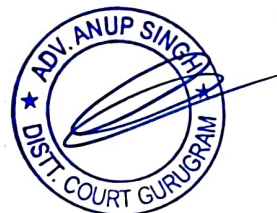
That the Chain of title for the **past 30 years** of the below mentioned property is complete as given hereunder:-

1. That as per Jamabandi **year 1989-1990**, Sh. Prem S/o Meda Ram S/o Sadasukh were shown as owners and in possession of the land comprising in Khewat No. 652 Khatoni No. 721 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0), 3(8-0), 4(8-0), 8/1/2(1-16), 9(6-18), Rect. No. 59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-10), Khasra No. 196(1-11) Kita 11 land measuring 54 Kanal 5 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram,



Haryana.

2. That in the year of 1990 the aforesaid Prem had transferred the aforesaid property in favour of Sh. Satpal S/o Sh. Sishram S/o Premasukh vide court decree passed by the Hon'ble court of Sub-Judge III Grade, Gurugram in Case No. 388 vide order dated 01.09.1990.
3. That as per the aforesaid order/judgment dated 01.09.1990, a mutation no. 2367 was sanctioned on 14.01.1991 in the concerned revenue record.
4. That as per the Jamabandi for the year **1994-1995**, aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o Village Naurangpur, Gurugram is owner in possession of the aforesaid land comprising in Khewat No. 641 Khatoni No. 695 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0), 3(8-0), 4(8-0), 8/1/2(1-16), 9(6-18), Rect. No. 59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-10), Khasra No. 196(1-11) Kita 11 land measuring 54 Kanal 5 Marla situated in revenue estate of Village



Naurangpur Tehsil Manesar District Gurugram,
Haryana.

5. That as per the Jamabandi for the year **1999-2000**,
aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o
Village Naurangpur, Gurugram is owner in
possession of the aforesaid land comprising in Khewat
No. 631 Khatoni No. 687 Rect. No. 31 Killa No. 22(8-
0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0),
3(8-0), 4 min (8-0), 8/1/2(1-16), 9(6-18), Rect. No.
59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-
10), Khasra No. 196(1-11) Kita 11 land measuring 54
Kanal 5 Marla situated in revenue estate of Village
Naurangpur Tehsil Manesar District Gurugram,
Haryana.

6. That as per the Jamabandi for the year **2004-2005**,
aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o
Village Naurangpur, Gurugram is owner in
possession of the aforesaid land comprising in Khewat
No. 655 Rect. No. 31 Killa No. 22(8-0), 23(8-0),
24/1(3-8) Rect. No. 37 Killa No. 2(8-0), 3(8-0), 4(8-



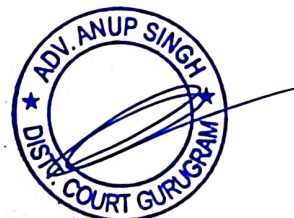
0), 8/1/2(1-16), 9(6-18), Rect. No. 59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-10), Khasra No. 196(1-11) Kita 11 land measuring 54 Kanal 5 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana.

7. That as per Rapat No. 307 dated 06.03.2009 entered in the column no. 13 of Jamabandi for the year 2004-2005, aforesaid Satpal S/o Sishram had mortgaged the aforesaid land with Union Bank of India on Rs. 7,00,000/-.
8. That as per the Jamabandi for the year **2009-2010**, aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o Village Naurangpur, Gurugram is owner in possession of the aforesaid land comprising in Khewat No. 718 Khatoni No. 756 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0), 3(8-0), 4(8-0), 8/1/2(1-16), 9(6-18), Rect. No. 59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-10), Khasra No. 196(1-11) Kita 11 land measuring 54 Kanal 5 Marla situated in revenue estate of Village



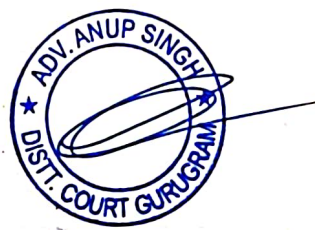
Naurangpur Tehsil Manesar District Gurugram,
Haryana.

9. That as per Rapat No. 74 dated 27.09.2013 entered in the column no. 13 of Jamabandi for the year 2009-2010, aforesaid Satpal S/o Sishram had de-mortgaged the aforesaid land from Union Bank of India.
10. That as per Rapat No. 49 dated 30.09.2015 entered in the column no. 13 of Jamabandi for the year 2009-2010, the aforesaid Satpal S/o Sishram had remortgaged the aforesaid land with Sarva Haryana Gramin Bank on Rs. 1,39,000/-.
11. That as per Rapat No. 664 dated 29.07.2016 the land comprised in Rect. No. 37 killa No. 4min(0-3), 8/1/2/2(0-1), 9min(2-0) has been acquired by the Govt. of Haryana vide Award No. 664 dated 29.07.2016.
12. That as per the Jamabandi for the year **2014-2015**, aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o Village Naurangpur, Gurugram is owner in possession of the aforesaid land comprising in Khewat No. 779 Khatoni No. 809 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0),



3(8-0), 4min(7-17), 8/1/2/1(1-15), 9/1(4-18), Rect. No. 59 Killa No. 17/12(0-2), Rect. No. 37 Killa No. 26(0-10), Khasra No. 196(1-11) Kita 11 land measuring 52 Kanal 1 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana.

13. That as per Rapat No. 14 dated 09.09.2019 entered in the column no. 13 of Jamabandi for the year 2009-2010, aforesaid Satpal S/o Sishram had de-mortgaged the aforesaid land from Sarva Haryana Gramin Bank.
14. That in the year 2014, the aforesaid Satpal had relinquished his land comprised in Khasra No. 196(1-11) and Rect. No. 59 Killa No. 17/12(0-2) in favour of his wife Smt. Usha W/o Sh. Satpal vide Relinquishment Deed Vasika No. 7644 dated 23.12.2019 duly registered in the office of Sub-Registrar, Manesar and in this regard a mutation no. 4798 was sanctioned in the concerned revenue record.
15. That in the year 2014, the aforesaid Satpal had relinquished his land comprised in Rect. No. 37 Killa No. 8/1/2/1(1-15) in favour of his sons namely Rahul & Hemant vide



Relinquishment Deed Vasika No. 8224 dated 06.01.2020 duly registered in the office of Sub-Registrar, Manesar and in this regard a mutation no. 4803 was sanctioned in the concerned revenue record.

16. That as per the Jamabandi for the year **2019-2020**, aforesaid Satpal S/o Sh. Sishram S/o Premasukh R/o Village Naurangpur, Gurugram is owner in possession of the aforesaid land comprising in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2(8-0), 3(8-0), 4min(7-17), 9/1(4-18), 26(0-10), Kita 8 land measuring 48 Kanal 13 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana.

17. That in the year 2022, the aforesaid Satpal had relinquished his land comprised in Rect. No. 37, Killa No. 9/1(4-18) in favour of his wife Smt. Usha W/o Sh. Satpal vide Relinquishment Deed Vasika No. 1567 dated 11.05.2022 duly registered in the office of Sub-Registrar, Manesar and in this regard a mutation no. 4898 was sanctioned in the



concerned revenue record.

18. That in the year 2022, the aforesaid Satpal had relinquished his land comprised in Rect. No. 37, Killa No. 26(0-10) in favour of his wife Smt. Usha W/o Sh. Satpal vide Relinquishment Deed Vasika No. 1568 dated 11.05.2022 duly registered in the office of Sub-Registrar, Manesar and in this regard a mutation no. 4899 was sanctioned in the concerned revenue record.
19. That in the year 2022, the aforesaid Satpal had relinquished his land comprised in Rect. No. 37, Killa No. 2/2(3-2) in favour of his wife Smt. Usha W/o Sh. Satpal vide Relinquishment Deed Vasika No. 4383 dated 08.08.2022 duly registered in the office of Sub-Registrar, Manesar and in this regard a mutation no. 4914 was sanctioned in the concerned revenue record.
20. That after the aforesaid transfer deeds/relinquishment deeds, aforesaid Satpal S/o Sh. Sishram is shown as owner in possession of land comprised in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2/1(4-18), 3(8-0),



4min(7-17), Kita 6 land measuring 40 Kanal 3 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana

21. That as per Rapat No. 502 dated 26.05.2023 entered in the column no. 13 of Jamabandi for the year 2019-2020, aforesaid Satpal S/o Sishram had entered into a collaboration agreement with M/s Gurugram Land and Finance Pvt. Ltd. Registered Office at 1600, Sector 28, Faridabad, Haryana in respect of aforesaid land comprised in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2/1(4-18), 3(8-0), 4min(7-17), Kita 6 land measuring 40 Kanal 3 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana.

22. That as per Rapat No. 501 dated 26.05.2023 entered in the column no. 13 of Jamabandi for the year 2019-2020, aforesaid Satpal S/o Sishram had obtained the License bearing No. 520/2023 dated 14.03.2023 renewal no. ENLST No. LC-4967-J.E. CD.S/2023/7658 dated 14.03.2023 from



the office of Director of Town and Country Planning Haryana, Chandigarh for developing a plotted colony under Deen Dayal Jan Aawas Yojna regarding the aforesaid land comprised in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2/1(4-18), 3(8-0), 4min(7-17), Kita 6 land measuring 40 Kanal 3 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District Gurugram, Haryana.

CONCLUSION

Thus, I have minutely gone through all the revenue records in the shape of jamabandi and mutations etc. as stated above supplied by the company, pertaining to the land involved in the due diligence/ search report. Sh. Satpal S/o Sishram is owner in possession of the land comprised in Khewat No. 901 Khatoni No. 923 Rect. No. 31 Killa No. 22(8-0), 23(8-0), 24/1(3-8) Rect. No. 37 Killa No. 2/1(4-18), 3(8-0), 4min(7-17), Kita 6 land measuring 40 Kanal 3 Marla situated in revenue estate of Village Naurangpur Tehsil Manesar District

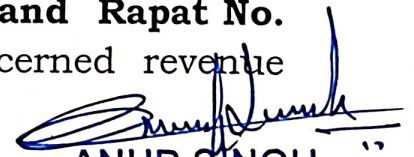


Gurugram, Haryana on the basis of Jamabandi for the year 2019-20 and he acquired the rights of ownership and are self-cultivating possession of the land under scrutiny.

And I, have verified, tallied and obtained the certified copy of the Jamabandies and mutations and compared these documents from the record of the office of the Sub Registrar Manesar and also from the records of other appropriate authorities.

Registration Record Inspection Slip No. 14730 Dated 31.03.2025 for the period 1989 to 1997 from the office of Registrar, Gurugram, Slip No. 34084 Dated 31.03.2025 for the period 1997 to 2009 from the office of Sub-Registrar, Gurugram and Slip No. 5438 Dated 31.03.2025 for the period 2009 to 2025 from the office of Sub-Registrar, Manesar is attached with this Special Report.

I have enclosed the copies of all Jamabandies for the years 1989-1990, 1994-1995, 1999-2000, 2004-2005, 2009-2010, 2014-2015, 2019-2020 and mutation no. 2367 dated 14.01.1991, 4798 dated 06.02.2020, 4803 dated 26.02.2020, 4898 dated 26.05.2022, 4899 dated 08.06.2022, 4914 dated 22.08.2022 & and Rapat No. 307 dated 06.03.2009, Rapat No. 74 dated 27.09.2013, Rapat No. 49 dated 30.09.2015, Rapat No. 664 dated 29.07.2016, Rapat No. 14 dated 09.09.2019, Rapat No. 501 dated 26.05.2023, and Rapat No. 502 dated 26.05.2023 registered in the concerned revenue record and concerned Patwari.



ANUP SINGH

Advocate

Distt. Court, Gurugram

WITH DUE REGARDS,

**Anup Singh
(Advocate & Legal Consultant)**