

Ref No

Dated :- 30-05-24

To WHOM IT MAY CONCERN

Description of land under Legal opinion -cum -Search Report

|      |   |   |
|------|---|---|
| Ref: | <b>Khewat No. 1710/1462 min Khatauni No. 2270 kitte 20 land measuring 99 K-4M situated within the revenue estate of vill. Sohna , Tehsil Sohna &amp; Distt. Gurugram . As per jamabandi of the year of 2001-02.</b>   |   |
| 1    | I have gone through the registration record ,footnote , register ,index register with the office of patwari halqa village Farrucknagar tehsil Farrucknagar ,Disst Gurugram jamabandhi for the years of 1996-97 to till date (papers which were available in the office of Sub Registrar and Halqa Patwari and I certify that :-<br><br>Description of share holders/ owners ,whose share is under search ,according to jamabandhi for the year 1996-97 to till date are as under :- |   |
|      | <b>Khewat No. 1710/1462 min Khatauni No. 2270 rect no 144 killa no 11(8-0), 19(8-0),20(8-0),21(8-0),22(8-0),23/1(2-0)recr no 145 killa no 13/2/1(1-15), 13/2/3(1-13),14/2/1(1-5),14/2/5(3-11),15/2/5(3-11),16(6-5),17(8-0),18/2(2-8),23/2(0-14),24(8-0),25(7-11),26(2-11) rect no 175 killa no 2(8-0),3/1(2-0) kitte 20 land measuring 99 K-4M situated within the revenue estate of vill. Sohna , Tehsil Sohna &amp; Distt. Gurugram . As per jamabandi of the year of 2001-02</b> |   |
|      | Address:  | As per annexure B   |
| 2.   | Type of land, structure if any:   | Agricultural Land   |
| 3.   | Name of minors if recorded in Jamabandi of 2020-21:   | No  |
| 4.   | Name of the occupants in the property other than the owner if any, please specify.  | Owners are in cultivating possession of the property under reference  |
| 5.   | i. Charge or lien over the property by bank etc.  | Note :- Vide rapat no 174 dated 2-11-12 killa no 145// 15/2/5(3-11) Rajesh mortgagee his 58/639 share in favour of Syndicate Bank for cosidration Rs75,00,000<br>Note :- Vide rapat no 507 dated 12-12-13 killa no 145// 15/2/5(3-11) Omvati mortgagee his 40/639 share in favour of Coprative Bank for cosidration Rs4,000,000 |

|     |   |   |
|-----|---|---|
|     | ii. Whether NOC/ No dues for the transfer of the land is required (from mortgagee bank/financer/money lender if any). | Yes ,from mortgagee Bank  |
| 6.  | Revenue records inspected during investigation  | Annexure-A  |
|     | i. Jamabandi for the last thirty years  | 1996-97 to 2001-02 upto date  |
|     | ii. Latest Khasra Girdawari   | March , 2024  |
|     | iii. Intkal register  | 2008-09 & 2010 upto date  |
|     | iv. Roz Namcha  | 01-05-2009 to upto date   |
| 7.  | Details of devolution of ownership for last thirty years  | Annexure A  |
| 8.  | Details of the register search in the office of the sub registrar Of Harsuru  | All registered documents since 1 <sup>st</sup> Apr 2017 up to date.<br>Book No.                      Receipt No - 266<br>Dated: 30-5-24 (Copy attached)   |
| 9   | Who is in possession of the said property as per the Khasra (owner/mortgagor/mortgagee/tiller/tenant etc.)            | The Owners are in cultivating possession as per khasra Girdawari.   |
| 10. | Whether there is any court case pending, if any   | No  |
| 11. | Whether any provisions of the forest or environmental laws are applicable   | No  |
| 12. | Other information, if any   | <b>Note :- Vide rapat no 1042 dated 18-7-23 case title Umesh Jain V/s Rajesh jain stay order was passeded by court</b><br><b>Note : Vide rapat no 117 dated 29-10-17 killa no 145// 13/2/1 min(0-3),13/2/3 min(0-3),18/2(0-8),23/2min(0-7) has been imposed under sec 3A</b><br><b>Note :- Vide rapat no 711 dated 11-07-18 killa no 145// 23/2/2 has been imposed under sec 3D</b> |
| 13. | Remarks   | The title of the property of owner as specified in Annexure-B of the report is clear and marketable subject to colum no 5,12.   |

Date : 30-05-24  
Place: Gurugram

**Bhagwati Solicitors**  
**BHAGWATI SOLICITORS**  
A Law Firm, Reg. No. 6/15/38  
Chamber No. 96, Distt. Court, Jhajjar



Khewat No. 1710/1462 min Khatauni No. 2270 kitte 20 land measuring 99 K-4M  
situated within the revenue estate of vill. Sohna , Tehsil Sohna & Distt. Gurugram .  
As per jamabandi of the year of 2001-02..

Annexure A

| Jamaban<br>di year | Khewat<br>no. | Total<br>Area<br>(kanal-<br>marla | Owner's name<br>Share          | Change of ownership  |
|--------------------|---------------|-----------------------------------|--------------------------------|--|
| 1996-97            | 1462/1339     | 100-2                             | Raghu Nandan S/o<br>Ramchander | <p>9193:-Raghu Nandan Singh S/o Rachander sold his 476/2(0-18) to Ramesh Chander S/o Ramchander ¼ share , Vinod Kumar S/o Lachman Dass ¼ share , Ved Parkash S/o Murari Lal ¼ share , B.K Sharma S/o D.R Sharma ¼ share vide sale deed no 1536/12-10-98</p> <p>9240:- Ved Parkash S/o Murari Lal sold his ¼ share in 476/2(0-18) to Narender Gupta S/o Gopinath vide sale deed no 1614/28-10-98</p> <p>9316:- Vinod S/o Laxman dass sold his 7/162 share in 476/2(0-18) to Smt Indra Devi W/o Laxmichand vide sale deed no 1564/16-10-98</p> <p>9415:-Ramesh Chander S/o Ramchander sold his 1/18 share in 476/2(0-18) to Sandeep Khurana S/o Yashpal Khurana vide sale deed no 21/7-4-99</p> <p>9525:- -Ramesh Chander S/o Ramchander sold his 5/162 share in 476/2(0-18) to Jai Parkash s/o Rajesh ,&amp; Radhe vide sale deed no 2134/18-1-99</p> <p>9991:- B,K Sharma S/o T.R Sharma sold his 1/24 share to Shalender Garg S/o Sunder Lal Garg vide sale deed no 2443/23-3-2000</p> <p>10471:-Vinod S/o Laxman dass sold his 7/162 share in 476/2(0-18) to Rajesh Raghav s/o Devender Pal vide sale deed no 1565/16-10-98</p> <p>10472:- -Vinod S/o Laxman dass sold his 1/18 share in 476/2(0-18 to Rajesh Raghav s/o Devender Pal vide sale deed no 2135/18-1-99</p> <p>10785:-</p> <p>11954:- B,K Sharma S/o T.R Sharma sold his 6/162 share in 476/2(0-18) to Deen dayal S/o Chunni Lal vide sale deed no 1199/3-10-99</p> |

|         |           |      |    |   |
|---------|-----------|------|----|---|
| 2001-02 | 1710/1462 | 99-4 | Do | <p>21155:-M/s Sohna Rocki realestate Pvt Ltd sold its 15/240 share in 144/11/1(6-0) to Smt Bimlesh Wd/o Bijender ,manisha D/o , Manish S/o Bijender vide sale deed no 1315/21-05-12</p> <p>21197:-M/S Sohna Roki Realestate sold its 145// 13/2/1(1-15) to Smt Seema Baveja W/o Dev Raj vide sale deed no 533/6-5-11</p> <p>21278:- Got Canceled</p> <p>21476:- Smt Harvinder Kaur W/o Gurvinder singh , Gurvinder Singh S/o Bhardwaj Singh sold their 40/639 share in 145//15/2/5(3-11) to Molas W/o Ashok Kumar , Sonam Jain W/o Saurbh Jain vide sale deed no 1973/14-06-12</p> <p>21696:- Smt Biro W/o Rajender sold her 40/639 share to Smt Omvati W/o Omparkash vide sale deed no 2034/18-06-12</p> <p>21767:- M/S Sohna Roki Realestate sold its 15/240 share in 145// 11/1(6-0) to Smt Bimlesh Wd/o Bijender ,Manisha D/o , Manish S/o Bijender vide sale deed no 1315/21-05-12</p> <p>21780:- Smt Premlata W/o Krishan sold her 32/639 share in 145// 15/2/5(3-11) to Smt Premvati W/o Ramesh Kumar vide sale deed no 1560/30-05-12</p> <p>22248:-Smt Shyam Kumari W/o Raghunandan Singh sold her ½ share in 145// 23/2(0-14),24(8-0) to M/s Sohna Roki Raalestate Pvt Ltd vide sale deed no 946/29-5-13</p> <p>22249:- Rohtash S/o Pyare lal sold his 30/17181 share to Smt Sunita W/o Devender Singh vide sale deed no 1273 /14-06-13</p> <p>22265:- (Sheat mutation of 15356)</p> <p>22268:- (Sheat mutation of 17743)</p> <p>22279:- vide this mutation joint khewat was partitioned and specific killa nos were allotted to owners</p> <p>22281:- (Sheat mutation of 21155) Smt Bimlesh Wd/o Bijender Manisha D/o , Manish S/o Bijender</p> <p>22302:-M/s Sohna Roki Raelestate Pvt Ltd gifted its 2/85 share in 144// 11/2/2/2(4-5) to Smt Shakuntla W/o Ramesh chander vide G.D no 1581/3-07-</p> |
|---------|-----------|------|----|---|

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member 16, Dist. Jhansi



13

22303:- vide this mutation joint khewat was partitioned and specific killa nos were allotted to owners

rrr

22306:- Smt Shakuntla W/o Ramesh Chander gifted her 1/2share in 145// 15/2/2(1-3) to Smt Premlata w/o Krishan Kumar vide gift deed no 1450/ 25-6-13

22507:-Smt Sunita W/o Subash Khatan sold her 28/225 share in 145//14/2/1(1-5) to Smt Gajjo Devi W/o Nepal Singh vide sale deed no 2626/19-09-13

22548:-Smt Premlata W/o Krishan sold her 145// 14/2/5/3(1-6) to Smt Kanchan W/o Sudhir ,Smt Krishan Devi W/o Rajender , Smt Birmati W/o Chet Ram vide sale deed no 3008/ 11-10-13

22704:- M/S Sohna Roki Realestate sold its 5/87 share in 145// 23/2/2(0-4),24/2(4-3) to Smt Kamni Devi W/o Rakesh vide sale deed no 4258/6-12-13

22717:- M/S Sohna Roki Realestate sold its 60/225 share in 145// 14/2/1(1-5) to Mukesh S/o Desh Ram 48/225 share, Mukesh S/o Man Singh 12/225 share vide sale deed no 3553/31-10-13

23034:- Smt Prem Lata W/o Krishan Kumar sold her 5/71 share in 145// 15/2/5(3-11) to Smt Urmila W/o Khana Ram vide sale deed no 5983/3-3-14

23158:- M/S Sohna Roki Realestate sold its 13/33 share in 145// 13/2/3(1-13) to Shimla Devi w/o Satish Nagar vide sale deed no 3955/28-12-10

23598:- This mutation was got canceled

24395:- M/S Sohna Roki Realestate sold its 10/87 share in 145// 23/2/2(0-4),24/2(4-3) to Smt Kamni Devi W/o Rakesh Kumar vide sale deed no 1822/25-07-16

26288:- Krishan S/oDeepchand transferred his 1/2 share in 144// 11/1/1(1-7) to Neeraj Kumar S/o Krishan Kumar 1/4 share , Pankaj Kumar S/o krishan Kumar 1/4 share vide deed no 6068/ 24-1-19

26289:- Smt Prem lata W/o Krishan Kumar transferred her 52/207 share to Neeraj Kumar S/o Krishan Kumar 1/2

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per No. Distt. Jhaj



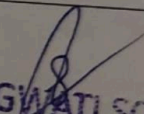
share , Pankaj Kumar S/o krishan Kumar  
 1/2 share vide deed no 6067/ 24-1-19  
 26298:-Smt Kavita Devi W/o Umesh  
 Kumar transferred her 1/2 share in 145//  
 14/2/5/1(1-15) to Umesh Kumar S/o  
 Ramesh Chander vide deed no 5527/4-1-  
 19  
 26358:- Krishan Kumar S/o Deepchand  
 sold his 58/639 share in 145// 15/2/5(3-  
 11) to Smt Pakal Thakaran W/o Bhadraj  
 vide sale deed no 5237/27-12-18  
 26588:- Umesh Kumar S/o Ramesh  
 Chander transferred his 1/2 share to  
 Rakesh Kumar S/o Ramesh Chander vide  
 T.d no 1241/9-5-19  
 26594:- Smt Kamni Devi W/o Rakesh  
 Kumar transferred her 15/87 share to  
 Rakesh Kumar S/o Ramesh Chander vide  
 t.d no 5291/31-12-18  
 26595:-Rakesh Kumar S/o Ramesh  
 Chander transferred his 15/87 share to  
 Umesh kumar s/o Ramesh Chander vide  
 t.d no 1235/9-5-19  
 26628:- M/S Sohna Roki Realestate lease  
 its 110/533 share in 228// 12/2(1-  
 2),19(8-0),20/1(4-0),21/2(7-11), 248//  
 1/1/2(6-0) to Smt Kamni Devi W/o  
 Rakesh Kumar for 10-5-19 to 9-5-49  
 vide lease deed no 2054 /12-06-19  
 26629:- M/S Sohna Roki Realestate sold  
 its 178/882 share in 248// 11/1(4-18) to  
 Smt Kamni Devi W/o Rakesh Kumar  
 vide sale deed no 2055/12-06-19  
 26921:- Vide tis mutation lease deed no  
 was got canceled  
 26922: M/S Sohna Roki Realestate sold  
 its 71/86 share in 145// 23/2/2(0-  
 4),24/2(4-3) to Smt Kamni Devi W/o  
 Rakesh Kumar, Smt Mansi Devi Jain W/o  
 Sohail jain vide sale deed no 3398/5-9-  
 19  
 27043:- Parveen Sharma S/o Mohan lal ,  
 Vijay laxmi W/o parveen Sharma sold  
 their 40/639 share in 145// 15/2/5(3-11)  
 to Smt Bhawan Bansal W/o Ankur Gupta  
 vide sale deed no 4567/16-10-19  
 27393:- Pankaj jain S/o Krishan Kumar  
 sold his 50/639 share in 145// 15/2/5(3-  
 11) to Smt Mulesh W/o Dharambir vide  
 sale deed no 4412/14-10-19

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Chamber No. 96, Distt. Court, Jhajjar

|  |  |  |   |
|--|--|--|---|
|  |  |  | 27418:-Smt Birmati W/o Chet Ram sold his 1/3 share in 145// 14/2/5/3((1-6) to Smt Banti W/o Pushpender , Meenu Yadav w/o Bhupender vide sale deed no 6545/7-1-20                      |
|  |  |  | 27574:- Umesh Kumar S/o Ramesh Chander transferred his 15/87 share to Robin Jian S/o Umesh jain vide T.D NO 1169/14-07-20   |
|  |  |  | 27719:- The share of Smt Shyam Kumari W/o Raghu Nandan was succeeded by his lrs namely Rakesh Bhardwas S/o , smt Shashi gaur , Anita Bhadrawaj , Sunita Bhardwaj Ds/o Raghunandan lal |
|  |  |  | 29858:- Mukesh s/o Deshraj 48/225 share , Mukesh S/o Mann Singh 12/225 share sold their share to Hitesh Kumar S/o Rajesh Kumar vide sale deed no 11062/21-11-23                       |
|  |  |  | 30142:-Smt Urmila W/o Knaha Ram sold her 22/639 share in 145// 15/2/5(3-11) to Vandna W/o Satish Kumar vide sale ded no 13232/16-1-24   |
|  |  |  |   |

  
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# Annexure - B

| SN | Jamaban di Year | Khewat No.    | Owner's Name and Share  | Rect     | Kila no.   |
|----|-----------------|---------------|---|----------|--|
| 1  | 2001-02         | 1710/1462 min | Smt Shashi Gaur W/o Kaushal 1/8 share , Anita Bhardwaj 1/8 share , Sunita Bhaedwaj 1/8 share Ds/o Late Raghu Nandan Singh Rakesh Bhardwaj S/o Late Raghu Nandan Singh 5/8 share | 144      | 11/1(2-0), 19(8-0), 20(8-0), 21(8-0), 22(8-0), 23/1(2-0) |
|    |                 |               |   | 145      | 16(6-5), 17(8-0), 25(7-11) 26(2-11)                      |
|    |                 |               |   | 175      | 2(8-0), 3/1(2-0)   |
|    |                 |               |   | Kitte 12 | Land measuring 60 K-4M                                   |
|    |                 |               | Rakesh Bhardwaj S/o Late Raghu Nandan Singh   | 145      | 23/2/1(0-10) 24/1(3-17)                                  |
|    |                 |               |   | Kitte 2  | 4K-7M  |

Date : 30-05-24

Place: Gurgaon

Bhagwati Solicitors

**BHAGWATI SOLICITORS**  
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Chamber No. 96, Distt. Court, Jhajjar

1. That on the basis of above search and inspection , the title of the above said land fully detailed above is absolutely clear and marketable.
2. That , neither I am related to the owner of the above said land nor I have any concern whatsoever , which may effect the value of my report.
3. That I have thoroughly search and examined the revenue record of last 30 years Halqua patwari of village Sohna , Tehsil Sohna Distt. Gurugram which was available in his office .
4. That the above said land is not subject to any prior mortgage deed , sale deed , release deed , rent deed, Lease deed , Gift deed , Will , acquisition or any type of charges.
5. That above said land has not been notified or acquired by the concern department or by any authority and the above mentioned property is free all sorts of encumbrances . The owner is fully competent to sell/mortgage collaborate / lease out / transfer / or alienate the above said land to anyone else and is fully competent to use and occupy the above said land in all respect . as he likes . This report is based on the papers , which are put up before me.

**BHAGWATI SOLICITORS**  
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### CONCLUSION:

On the basis of the Search and examination of registration records , including Index register , revenue records from Halqua Patwari , we are of the firm opinion that the title of the above said land is clear and marketable in favour of Smt Shashi Gaur W/o Kaushal .Anita Bhardwaj ,Sunita Bhaedwaj Ds/o Late Raghu Nandan Singh Rakesh Bhardwaj S/o Late Raghu Nandan Singh and land id free from any encumbrances.

### ANNEXURE.

1. Receipt of inspection is attached with the report .
2. Latest jamabandi ( attested)
3. Concerned mutations.

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A Law Firm, Reg. No. 6/15/38  
Chamber No. 96, Distt. Court, Jhajjar

Office copy)

B Book Receipt for Non Registration Purpose

30-05-2024

No:266

Sub Register Office :सोहना

Date :30-05-2024

Received with Thanks from satinder kumar adv resident of jhajjar hr 2011 to 2024 sum of Rs twenty-five on account of Inspection charges.

Rs.25

( Incharge)

(First party copy) B Book Receipt for Non Registration Purpose

30-05-2024

No:266

Sub Register Office :सोहना

Date :30-05-2024

Received with Thanks from satinder kumar adv resident of jhajjar hr 2011 to 2024 sum of rs twenty-five on account of Inspection charges.

Rs.25

( Incharge)

(Second party copy ) B Book Receipt for Non Registration Purpose

30-05-2024

No:266

Sub Register Office :सोहना

Date :30-05-2024

Received with Thanks from satinder kumar adv resident of jhajjar hr 2011 to 2024 sum of rs twenty-five on account of Inspection charges.

Rs.25

( Incharge)

Sub-Registrar  
Sohna