

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10654

जिला

फुटकर शुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

23-12-24

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

R. N. Singh

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Baramulla

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं. 199-T-1972 पुस्तक नं.

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

फीस

फीस

फीस

नकल

हिफाजत

तलाश

अनुवाद

कमीशन

102

(Second party copy )

B Book Receipt for Non Registration Purpose

23-12-2024

No:23785

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

( InCharge)

सम रजिस्ट्रार  
गुरुग्राम

(Second party copy )

B Book Receipt for Non Registration Purpose

24-12-2024

No:2603

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

***R. N Yadav & Company,  
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &  
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001  
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[rn@rnyadav.com](mailto:rn@rnyadav.com), [parmanand@rnyadav.com](mailto:parmanand@rnyadav.com)

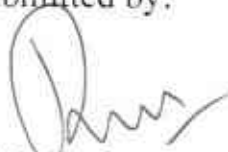
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**Due Diligence Report of the Property**  
**at**  
Village kherki mazra dhankot, Tehsil Kadipur and District  
Gurugram in  
the State of Haryana

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Dated: 25.12.2024

Submitted by:



**R.N Yadav,**  
**Enroll. NO. P/383-1/1989**  
**Parmanand Yadav**  
**Pradeep yadav**  
**Advocates**

## **INTRODUCTION**

### **(A) General Scope of Work**

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

### **(B) Methodology**

Based upon the scope of work, we have perused the documents of title i.e., registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. *R.N Yadav & Co.* has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of *R.N Yadav & Co.* shall rely on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from *R.N Yadav & Co.* or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

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1.0	GLOSSARY
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4.0	OBSERVATIONS MADE AFTER INSPECTION AND PERUSAL IN THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES
5.0	LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED FURTHER
6.0	CONCLUSION

## GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land admeasuring 15 Kanal 6 marla situated at Village in the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by M/s B.P.T.P Ltd.</b>
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- 2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

<b>Sr. No.</b>	<b>Khewat/Khata No.</b>	<b>Rectangle No.</b>	<b>Area in Kanal Marla</b>
1.	282/349(2018- 19)	62,63	15 kanal 6 marla
Total kitta 5, Land admeasuring 15 kanal 6 marla bearing Rectangle No. 62, Killa no. 15/2/1(0-15), 16/1(1-13), 16/2(5-14), 17(5-4), 63//20/2 (2-0) situated within the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) by way of jamabandi 2018-2019.			

## 3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village kherki mazra dhankot for last 30 years, Jamabandi for the year 1993-94 to 2018-19.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

#### **4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES**

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village kherki mazra dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
1993-94	138/235,236	Prithvi singh, Sube singh in equal share to the extent of 2/5 share, Surajbhan, Omprakash, Ompal sons of Harisngh s/o Adiya in equal share to the extent of 132/2645 share and Ajit singh , Rajinder, Radhe, Mahesh, Deepak sons of Sube singh s/o Hari singh in equal share to the extent of 1/8share, Shailender kumar Dev s/o B.R Bhardwaj to the extent of 1/4 share,Smt. Manjula w/o Ravindernath to the extent of 291/529 share.	○ NIL
1998-1999	384/449 to 451	(Total 529 share) Prithvi singh, the extent of 106 share, Surajbhan, Omprakash, Ompal sons of Harisngh s/o Adiya in equal share to the extent of 26 share and Ajit singh , Rajinder, Radhe, Mahesh, Deepak sons of Sube singh s/o Hari singh in equal	○ Vide mutation no. 2616 of sale, Shailender kumar Dev s/o B.R Bhardwaj sold his share to Hariprakash s/o Shri Ajit singh s/o Dharam singh and Randhir singh s/o

		share to the extent of 106 share, Shailender kumar Dev s/o B.R Bhardwaj to the extent of 218 share, Smt. Manjula w/o Ravindernath to the extent of 73 share.	Ajit singh S/o Dharam singh.
2003-04	160/250	(Total 529 share) Prithvi singh to the extent of 106 share, Surajbhan, Omprakash sons of Harisnggh s/o Adiya in equal share to the extent of 26 share and Ajit singh , Rajinder, Radhe, Mahesh, Deepak sons of Sube singh s/o Hari singh in equal share to the extent of 106 share, Hariprakash s/o Shri Ajit singh s/o Dharam singh and Randhir singh s/o Ajit singh S/o Dharam singh to the extent of 2/8 share, Smt. Manjula w/o Ravindernath to the extent of 73 share.	o Vide mutation no. 2816 of sale, Prithvi singh to the extent of 106/529 share, Surajbhan, Omprakash sons of Harisnggh s/o Adiya in equal share to the extent of 26/529 share and Ajit singh , Rajinder, Radhe, Mahesh, Deepak sons of Sube singh s/o Hari singh in equal share to the extent of 106/529 share, sold to Sanjay Tyagi s/o Satyaprakash Tyagi R/o Malviya nagar , New Delhi.

			<ul style="list-style-type: none"> <li>○ Vide Mutation no. 2934 of sale, Sanjay Tyagi s/o Satyaprakash Tyagi R/o Malviya nagar, New Delhi sold his share to Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 2/3 share, Swaroop singh s/o Hari singh to the extent of 1/3 share .</li> <li>○ Vide mutation no. 3483 of sale, Randir singh , Hariprakash sons of Ajit singh sold their share to M/sSaraswati kunj Infrastructure pvt. Ltd.</li> <li>○ Vide mutation no. 3530 of partition, Killa no. 15/2(1-0),16(7-7), 17(5-4) of mustil 63 and killa no. 20/2(2-0)</li> </ul>
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			<p>of mustil 63 are allotted to Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159 share, Swaroop singh s/o Hari singh to the extent of 79 share, Smt. Manjula w/o Ravindernath to the extent of 73 share.</p> <p>o Vide mutation no. 3635 of partition, Killa no. 16/1(1-13) of mustil 62 and killa no. 20/2(2-0) of mustil 63 were allotted to Manjula w/o Ravindernath and Killa no. 15/2, 16/2(5-14) and 17 of Mustil 62 were allotted to Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159/311</p>
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			share, Swaroop singh s/o Hari singh to the extent of 79/311 share
2008-09	238/317	Smt. Manjula w/o Ravindernath R/o Panchkula	o NIL
	239/318	Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159/238 share, Swaroop singh s/o Hari singh to the extent of 79/238 share.	
2013-14	267/340	Smt. Manjula w/o Ravindernath R/o Panchkula	o Vide mutation no. 4140 of settlement, killa no. 16/1 of mustil 62 and Killa no. 20/2 of mustil 63 are recorded in favour of Ravinder
	268/341	Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159/238 share,	

		<p>Swaroop singh s/o Hari singh to the extent of 79/238 share.</p>	<p>nath Parasar s/o Ramsaran Das R/o Panchkula.</p> <ul style="list-style-type: none"> <li>○ Vide mutation no. 4214 of exchange, Ravinder nath Parasar s/o Ramsaran Das R/o Panchkula transferred his share to B.P.T.P Ltd.</li> <li>○ Vide mutation no. 4231 of correction (sehat intekal) of mutation no 4140, Ravinder nath parasar HUF s/o Ramsarandas is recorded in revenue record.</li> <li>○ Vide mutation no. 4232 of correction (sehat intekal) of mutation no 4214, and by way of correction deed bearing vasika no.</li> </ul>
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			<p>7822 dated 17/06/2016 Ravindernath Parasar HUF s/o Ramsarandas is recorded as seller.</p> <p>○ Vide mutation no. 4187 of transfer deed, Swaroop singh s/o Hari singh to the extent of 78/233 share, transferred his share Anil solanki s/o swaroop singh.</p> <p>○ Vide mutation no. 4242 of correction (sehat intekal). Killa no. 16/1 of mustil 62 and killa no. 20/2 of mustil 63 recorded in favour of B.P.T.P Ltd. And Killa no. 15/2/1, 16/2 and 17 of mustil 62 recorded</p>
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			<p>in favour of Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159/238 share, Swaroop singh s/o Hari singh to the extent of 79/238 share.</p> <p>○ Vide mutation no.4282 of sale, Rajpal singh solanki s/o Swaroop singh Solanki to the extent of 159/238 share, Swaroop singh s/o Hari singh to the extent of 79/238 share sold to B.P.T.P ltd.</p>
2018-2019	282/349	M/s B.P.T.P Ltd. Registered office at M-11, Connaught Place, New Delhi	<p>○ Vide rapat no. 592, License no. 41 of 2021 is recorded in revenue records.</p> <p>○ Vide rapat no. 606, Collaboration</p>

			<p>agreement bearing vasika no. 1724 dated 5/10/2020 and license no. 41 of 2021 are recorded in revenue record.</p> <p>o Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s countrywide promoters pvt. Ltd. is been recorded in revenue records.</p>
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**Comments:**

**On the basis of the Search and examination of registration record, 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 M/s B.P.T.P. Ltd.**

5.0 No list of documents is required to submit further.

**Inspection in the Civil Court at Gurugram:**

- 5.1 Our representatives have visited the Civil Court at Gurugram and based on the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

#### **Nature of Land**

- 5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

#### **Inspection in the Office of District Record Centre situated at Gurugram:**

- 5.3 Our representatives have visited the District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

#### **Inspection in the Land Acquisition Office situated at Gurugram**

- 5.4 Our representatives visited the Land Acquisition Office situated at Faridabad and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

## 6.0 CONCLUSION

**On the basis of the Search and examination of registration record, 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 M/s B.P.T.P Ltd., Kheri mazra dhankot, Tehsil kadipur and District Gurugram as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.**

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report

A handwritten signature in black ink, consisting of a large, stylized 'O' followed by a series of loops and a long horizontal stroke extending to the right.

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10652

जिला

फुटकर शुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

23-12-24

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

R.N. Yadav

प्राप्त हुई रकम का जोड़ और वितरण

For Receipt

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं 1990 T. 1997 पुस्तक नं

रजिस्ट्री होने के तिथि

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

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नकल

हिफाजत

तलाश

अनुवाद

कमीशन

पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर

१९९०-१९९१

पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर

१९९०-१९९१

१९९०-१९९१

पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर

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पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर, पुणे जिल्हा, पुणे शहर

१९९०-१९९१

No:23786

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

सब रजिस्ट्रार  
गुरुग्राम

(Second party copy )

B Book Receipt for Non Registration Purpose

24-12-2024

No:2604

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

( Incharge)

***R. N Yadav & Company,  
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &  
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[rn@rnyadav.com](mailto:rn@rnyadav.com), [parmanand@rnyadav.com](mailto:parmanand@rnyadav.com)

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**Due Diligence Report of the Property**  
**at**  
Village kherki mazra dhankot, Tehsil Kadipur and District  
Gurugram in  
the State of Haryana

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Dated: 26.12.2024

Submitted by:



**R.N Yadav,**  
**Enroll no. P/383-1/1989**  
**Parmanand Yadav**  
**Pradeep yadav**  
**Advocates**

## **INTRODUCTION**

### **(A) General Scope of Work**

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

### **(B) Methodology**

Based upon the scope of work, we have perused the documents of title i.e., registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. **R.N Yadav & Co.** has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of **R.N Yadav & Co.** shall rely on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from **R.N Yadav & Co.** or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

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- 2.0 REFERENCE
- 3.0 DOCUMENTS PERUSED/INSPECTED
- 4.0 OBSERVATIONS MADE AFTER INSPECTION AND  
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MADE IN DIFFERENT OFFICES
- 5.0 LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED  
FURTHER
- 6.0 CONCLUSION

## GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
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Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land admeasuring 1 Kanal 2 marla situated at Village in the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by M/s B.P.T.P Ltd. To the extent of 35/40 share and M/s Saraswati kunj Infrastructure pvt. Ltd. To the extent of 5/40 share.</b>
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- 2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

<b>Sr. No.</b>	<b>Khewat/Khata No.</b>	<b>Rectangle No.</b>	<b>Area in Kanal Marla</b>
1.	276/343(2018- 19)	63	1 kanal 2 marla
Total kitta 1, Land admeasuring 1 kanal 2 marla bearing Rectangle No. 63//1/1/2(1-2) situated within the revenue estate of Village kherki mazra dhankot , Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) by way of Mutation no. 4465 and jamabandi 2018-2019 .			

### **3.0 DOCUMENTS PERUSED/INSPECTED:**

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village kherki mazra dhankot for last 30 years, Jamabandi for the year 1993-94 to 2018-19.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

### **4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES**

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village kherki mazra dhankot , Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village kherki mazra dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
1993-94	135/231	Bhanwar singh s/o Roopram s/o Adiya	
1998-1999	139/232	Bhanwar singh s/o Roopram s/o Adiya	<ul style="list-style-type: none"> <li>○ Vide mutation no. 2685 of inheritance, Rajpal, Chitarpal, Ratan singh, Bir singh, Manoj, Rajesh sons of Bhanwar Singh inherited share of Bhanwar singh S/o Roop Ram</li> <li>○ Vide mutation no. 2686 of inheritance, Smt. Urmila widow and Smt. Seema, Poonam, Savita daughters and Pardeep son of Dharam singh inherited share of Dharam singh</li> </ul>

2003-04	156/246	<p>Rajpal, Chitarpal, Ratan singh, Bir singh, Manoj, Rajesh sons of Bhanwar singh in equal share to the extent of 6/8 share, Sohanpal urf sonu s/o Vijay s/o Bhanwar singh to the extent of 1/8 share, Smt. Urmila widow and Smt. Seema, Poonam, Savita daughters and Pardeep son of Dharam singh in equal share to the extent of 1/8 share.</p>	<ul style="list-style-type: none"> <li>○ Vide mutation no. 3082 of release deed, Seema, daughter of Dharam singh transferred her share to pardeep s/o Dharam singh.</li> <li>○ Vide mutation no. 3173 of sale, Manoj, Rajesh, Ratan singh s/o Bhanwar singh sold their share to M/s Saraswatikunj Infrastructure pvt. Ltd.</li> <li>○ Vide mutation no. 3395 of sale, Rajpal, Chitarpal sons of Bhanwar singh and Smt. Urmila widow, Pardeep son and Poonam, Savita daughters sold their share to M/s Precision Infrastructure pvt. Ltd.</li> <li>○ Vide mutation no.</li> </ul>
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			<p>3444 of sale, Bir singh s/o Bhanwar singh sold his share to M/s Shivanand Real Estate pvt ltd.</p> <p>○ Vide mutation no. 3528 of partition, Sohanpal urf Sonu s/o Vijay s/o Bhanwar singh got killa no. 1/1(1-8) of rectangle 63.</p>
2008-09	232/309	Sohanlal urf Sonu s/o Vijay s/o Bhanwar singh	<p>○ Vide mutation no. 3821 of sale, Sohanlal urf Sonu s/o Vijay s/o Bhanwar singh sold his share to Birender singh son of Ranjit singh.</p> <p>○ Vide mutation no. 3739 of acquisition (Bay husul aaraji) killa no 1/1/1(0-8) of rectangle 63 was recorded in favour of Haryana Sehri Vikas</p>

			Pradhikaran.
2013-14	260/333	Birender singh s/o Ranjit singh.	○ NIL
2018-2019	276/343	Birender singh s/o Ranjit singh.	<ul style="list-style-type: none"> <li>○ Vide rapat no. 592, License no. 41 of 2021 is recorded in revenue records.</li> <li>○ Vide rapat no. 606, Collaboration agreement bearing vasika no. 1724 dated 5/10/2020 and license no. 41 of 2021 are recorded in revenue record.</li> <li>○ Vide mutation no. 4465 of exchange, Killa no. 1/1/2(1-2) of rectangle 63 was</li> </ul>

			<p>recorded in favour of M/s B.P.T.P Ltd. to the extent of 35/40 share and M/s Saraswati kunj Infrastructure pvt. Ltd. to the extent of 5/40 share.</p> <p>o Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s countrywide promoters pvt. Ltd. is been recorded in revenue records.</p>
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**Comments:**

**On the basis of the Search and examination of registration record, 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 M/s B.P.T.P Ltd. To the extent of 35/40 share and M/s Saraswati kunj Infrastructure pvt. Ltd. To the extent of 5/40 share.**

5.0 No list of documents is required to submit further.

**Inspection in the Civil Court at Gurugram:**

5.1 Our representatives have visited the Civil Court at Gurugram and based on the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

**Nature of Land**

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

**Inspection in the Office of District Record Centre situated at Gurugram:**

5.3 Our representatives have visited the District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

**Inspection in the Land Acquisition Office situated at Gurugram**

5.4 Our representatives visited the Land Acquisition Office situated at Faridabad and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

#### 6.0 CONCLUSION

**On the basis of the Search and examination of registration record, 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 M/s B.P.T.P Ltd. To the extent of 35/40 share and M/s Saraswati kunj Infrastructure pvt. Ltd. To the extent of 5/40 share., Kheri mazra dhankot ,Tehsil kadipur and District Gurugram as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.**

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report



फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10657

जिला

फुटकर शुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

23-12-24

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

R.N. Yadav

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Gurugram

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

यसीका नं. 1990 T. 1997 पुस्तक नं.

रजिस्ट्री होने के तिथि

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

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(Second party copy )

B Book Receipt for Non Registration Purpose

23-12-2024

No:23784

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

( Incharge)

सब रजिस्ट्रार  
गुरुग्राम

(Second party copy )

B Book Receipt for Non Registration Purpose

24-12-2024

No:2602

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

( Incharge)

***R. N Yadav & Company,  
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &  
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001  
9810100981, 9818057575, 0124-4269144  
[rn@rnyadav.com](mailto:rn@rnyadav.com), [parmanand@rnyadav.com](mailto:parmanand@rnyadav.com)

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**Due Diligence Report of the Property**  
**at**  
Village kherki mazra dhankot, Tehsil Kadipur and District  
Gurugram in  
the State of Haryana

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Dated: 26.12.2024

Submitted by:



**R.N Yadav**  
**Enroll no. P/383-1/1989**  
**Parmanand Yadav**  
**Pradeep yadav**  
**Advocates**

## **INTRODUCTION**

### **(A) General Scope of Work**

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

### **(B) Methodology**

Based upon the scope of work, we have perused the documents of title i.e., registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. *R.N Yadav & Co.* has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of *R.N Yadav & Co.* shall rely on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from *R.N Yadav & Co.* or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

## **CONTENTS**

- 1.0 GLOSSARY
- 2.0 REFERENCE
- 3.0 DOCUMENTS PERUSED/INSPECTED
- 4.0 OBSERVATIONS MADE AFTER INSPECTION AND  
PERUSAL IN THE DOCUMENTS AND THE SEARCHES  
MADE IN DIFFERENT OFFICES
- 5.0 LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED  
FURTHER
- 6.0 CONCLUSION

## GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land admeasuring 118 Kanal 13 marla situated at Village in the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”).</b>
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2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

<b>Sr. No.</b>	<b>Khewat/Khata No.</b>	<b>Rectangle No.</b>	<b>Area in Kanal Marla</b>
1.	93/128(2018- 19)	55,56,57,58	118 kanal 13 marla
Total kitta 26, Land admeasuring 118 kanal 13 marla situated within the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) by way of jamabandi 2018-2019 .			

## 3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village kherki mazra dhankot for last 25 years, Jamabandi for the year 1998-999 to 2018-19.
2. Mutations related to above noted land.
3. Registration record, Index register& Foot – note register.

#### **4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES**

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village kherki mazra dhankot , Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village kherki mazra dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamabandi for the year	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any

1998-1999	54/102	<p>Smt. Sarbai widow Rohtash s/o Jahariya to the extent of <math>\frac{1}{2}</math> share</p> <p>Attar singh, Harisingh sons of Sakkar in equal share to the extent of <math>\frac{1}{12}</math> share</p> <p>Mahender singh, Surender pal singh sons and Smt. Sureshbai, Inderbai Daughters Swaroopa S/o Nathya in equal share to the extent of <math>\frac{1}{12}</math> share</p> <p>Lekhram, Vedprakash, Harish kumar, Aswani kumar sons and Smt. Bhagwanti, Krishna devi, Sukhwanti daughters and Smt. Tharibai widow Khilluram s/o Bhawani das in equal share to the extent of <math>\frac{1}{6}</math> share.</p> <p>Hosiyar singh, Sukhbir singh sons of Rajan in equal share to the extent of <math>\frac{5}{48}</math> share</p> <p>Smt. Dhanpati widow of Iswar singh s/o Rajan to the extent of <math>\frac{1}{48}</math> share</p> <p>Risal singh s/o Ramswaroop s/o Sadaram R/o Dhanwapur</p>	<p>o Vide mutation no. 2667 of sale, Surenderpal singh and smt. Suresh bai daughter of Saroopu sold their share to Sehdev s/o Chagga R/o Dhanwapur.</p> <p>o Vide mutation no. 2677 of inheritance, Joginderpal s/o Sarbai inherited share of Sarbai w/o Rohtash.</p>
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		<p>to the extent of 1/48 share.</p> <p>Partap singh s/o Risal singh to the extent of 1/48 share.</p> <p><b>In the column of cultivation</b></p> <p>Sarabai is recorded as seller and Surender singh s/o Roopchand s/o Kanhaiyalal is recorded as purchaser.</p>	
	54/103	<p><b>In the column of cultivation</b></p> <p>Sarabai is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal to the extent of 2/3 share, Khiluram s/o Bhawani s/o Chenaram to the extent of 1/3 share are recorded as purchaser.</p>	
	54/104	<p><b>In the column of cultivation</b></p> <p>Sarabai is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.</p>	

	54/105	<p><b>In the column of cultivation</b></p> <p>Attar singh, Hari singh are recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.</p>	
	54/106	<p><b>In the column of cultivation</b></p> <p>Lekhram, Vedprakash, Harish kumar, Aswani kumar sons and Smt. Bhagwanti, Krishna devi, Sukhwanti daughters and Smt. Tharibai is recorded as possessor.</p>	
	54/107	<p><b>In the column of cultivation</b></p> <p>Jageram is recorded as Gair Murushi.</p>	
	54/108	<p><b>In the column of cultivation</b></p> <p>Hosiyar singh, Sukhbir singh, Omwati, Savitri, Bhateri, Dhanpati are recorded as possessor.</p>	

2003-04	57/102	<p>Joginderpal s/o Rohtash s/o Jahariya to the extent of <math>\frac{1}{2}</math> share</p> <p>Attar singh, Harisingh sons of Sakkaru in equal share to the extent of <math>\frac{1}{12}</math> share</p> <p>Mahender singh son and Smt. Sureshbai, Inderbai Daughters Swaroopa S/o Nathya in equal share to the extent of <math>\frac{1}{24}</math> share</p> <p>Sehdev s/o Chagga R/o Dhanwapur tot the extent of <math>\frac{1}{24}</math> share.</p> <p>Lekhram, Vedprakash, Harish kumar, Aswani kumar sons and Smt. Bhagwanti, Krishna devi, Sukhwanti daughters and Smt. Tharibai widow Khilluram s/o Bhawani das in equal share to the extent of <math>\frac{1}{6}</math> share.</p> <p>Hosiyar singh, Sukhbir singh sons of Rajan in equal share to the extent of <math>\frac{5}{48}</math> share</p> <p>Smt. Dhanpati widow of Iswar singh s/o Rajan to the extent of <math>\frac{1}{48}</math> share</p>	<ul style="list-style-type: none"> <li>○ Vide mutation no. 2878 of inheritance, Rajesh kumar, Satish kumar, mukesh kumar sons and Smt. Sarbati devi widow and Pushpa, Pooja, Krishna Daughters of mahender inherited share of Mahender s/o Saroopa.</li> <li>○ Vide mutation no. 3060 of sale, Surender singh s/o Roopchand sold his share to M/s Akarshan Estate pvt. Ltd.</li> <li>○ Vide mutation no. 3094 of inheritance, Anand singh, Gobind Singh sons and Smt. Bina Devi Daughter inherited share of Inderbai D/o Saroopa s/o Nathya.</li> <li>○ Vide mutation no. 3149 of inheritance,</li> </ul>
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		<p>Risal singh s/o Ramswaroop s/o Sadaram R/o Dhanwapur to the extent of 1/48 share.</p> <p>Partap singh s/o Risal singh to the extent of 1/48 share.</p> <p><b>In the column of cultivation</b></p> <p>Joginderpal is recorded as seller and Surender singh s/o Roopchand s/o Kanhaiyalal is recorded as purchaser.</p>	<p>Surajbhan, Vinod kumar, Mukesh Kumar, Mahesh kumar, Mehar singh sons of Harisingh inherited share of Harisingh s/o Sakkru s/o Nathya.</p> <p>○ Vide mutation no. 3237 of inheritance, Lekhram,</p>
	103	<p><b>In the column of cultivation</b></p> <p>Sarabai is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal to the extent of 2/3 share, Khiluram s/o Bhawani s/o Chenaram to the extent of 1/3 share are recorded as purchaser.</p>	<p>Vedprakash, Harish kumar, Aswani kumar sons and Smt. Bhagwanti, Krishna devi, Sukhwanti daughters and Smt. Tharibai widow Khilluram s/o Bhawani das inherited share of Khilluram s/o Bhawani das.</p> <p>○ Vide mutation no. 3270 of inheritance, Inder singh, Naresh kumar, Harpal singh, Dayanand, Bhoop</p>
	104	<p><b>In the column of cultivation</b></p> <p>Sarabai is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are</p>	

		recorded as purchaser.	singh s/o Attar singh s/o Sakru inherited share of Attar singh s/o Sakru.
	105	<b>In the column of cultivation</b> Attar singh, Hari singh are recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.	o Vide mutation no. 3288 of gift, Smt. Bhagwanti, Krishna devi, Sukhwanti daughters of Khilluram s/o Bhawani das transferred their share to Lekhram, Vedprakash, Harish kumar, Aswani kumar sons and Smt Tharibai widow of Khilluram .
	106	<b>In the column of cultivation</b> Lekhram, Vedprakash, Harish kumar, Aswani kumar sons and Smt. Bhagwanti, Krishna devi, Sukhwanti daughters and Smt. Tharibai is recorded as possessor.	o Vide mutation no. 3368 of sale Rajesh kumar, Satish kumar, mukesh kumar sons and Smt. Sarbati devi widow and Pushpa, Pooja, Krishna Daughters of mahender singh sold their share to
	107	<b>In the column of cultivation</b> Khudkast malkan is recorded.	
	54/108	<b>In the column of cultivation</b> Hosiyar singh, Sukhbir singh, Omwati, Savitri, Bhateri, Dhanpati are recorded as possessor.	

			<p>M/s Gate City Developers Pvt. Ltd.</p> <p>○ Vide mutation no. 3370 of sale, Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal sold their share to M/s Precision Infrastructure pvt. Ltd.</p> <p>○ Vide mutation no. 3403 of sale, Inder singh, Naresh kumar, Harpal singh, Dayanand, Bhoop singh s/o Attar singh and Surajbhan, Vinod kumar, Mukesh Kumar, Mahesh kumar, Mehar singh sons of Harisingh sold their share to M/s Shivanand real Estate pvt. Ltd.</p> <p>○ Vide mutation no.</p>
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			<p>3426 and 3427 of sale, Lekraj urf Lekhram, Vedparkash, Harish kumar, Ashwani kumar sons and Smt. Tharibai widow of khilluram sold their share to M/S Shivanand real estate pvt. Ltd.</p> <p>○ Vide mutation no. 3503 of sale, Anand singh, Govind singh sons and Smt. Bina devi, Inderbai daughters of Saroopu sold their share to Rajesh Goyal s/o Rambilash Goyal.</p> <p>○ Vide mutation no. 3521 of Transfer (tabdili malkiyat), Hoshiyar singh, Sukhbir singh sons of Rajan singh acquired share of</p>
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			<p>Smt. Dhanpati widow of Iswar singh s/o Rajan singh.</p> <p>o Vide mutation no. 3570 of transfer, Hosiyar singh s/o Rajan singh transferred his share to his sons i.e Yoginder singh, Joginder singh.</p>
2008-09	80/117	<p>Sehdev singh s/o Chagga Ram to the extent of 1/24 share, Risal singh s/o Ramswaroop s/o Sadaram to the extent of 1/48 share, Pratap singh s/o Risal singh to the extent of 1/48 share, M/s Gate City Developers pvt. Ltd. To the extent of 1/48 share. Joginderpal s/o Rohtash s/o Jahariya to the extent of 2957/6026 share. Inder singh, Naresh kumar, Harpal singh, Dayanand, Bhoop singh s/o Attar singh s/o Sakru to the extent of</p>	<p>o Vide mutation no. 3787 of sale, M/s Akarsahan Estate pvt. Ltd sold its share to M/s Mega infraprojects pvt. Ltd.</p> <p>o Vide mutation no. 3802 of sale, Risal singh s/o Ramswaroop and Pratap singh son of Risal singh sold their share to M/s Mega infraprojects pvt. Ltd.</p>

		<p>2881/72312 share, Surajbhan, Vinod kumar, Mukesh Kumar, Mahesh kumar, Mehar singh sons of Harisingh son of Sakkaru in equal share to the extent of 2881/72312 share.</p> <p>M/s Shivanand Real Estate pvt. Ltd to the extent of 3079/18078 share.</p> <p>Rajesh Goyal s/o Rambilash Goyal to the extent of 1/48 share, Sukhbir singh son of Rajan singh to the extent of 1/16 share,</p> <p>Yoginder singh , Joginder singh sons of Hosiyar singh, in equal share to the extent of 1/16 share,</p> <p>M/s Precision Infrastructure pvt. Ltd to the extent of 28/3013 share.</p> <p><b>In the column of cultivation</b></p> <p>Joginderpal is recorded as seller and M/s Shivanand Real Estate pvt. Ltd to the extent of 1/3 share, M/s Precision Infrastructure pvt.</p>	<p>o Vide mutation no. 3825 of sale Rajesh goyal s/o Rambilash sold his share to M/s Mega Infraprojects pvt, ltd.</p>
	118		

		<p>Ltd to the extent of 2/3 share are recorded as purchaser.</p>	
	119	<p><b>In the column of cultivation</b> Joginderpal is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal to the extent of full share are recorded as purchaser.</p>	
	120	<p><b>In the column of cultivation</b> Attar singh, Hari singh are recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.</p>	
	121	<p><b>In the column of cultivation</b> M/s Precision Infrastructure is recorded as possessor.</p>	
	122	<p><b>In the column of cultivation</b> M/s Precision Infrastructure is recorded as possessor.</p>	

	123	<b>In the column of cultivation</b> Khudkast is recorded.	
	124	<b>In the column of cultivation</b> Yoginder singh, joginder singh to the extent of $\frac{1}{2}$ share and Sukhbir singh to the extent of $\frac{1}{2}$ share are recorded as possessor.	
2013-14	84/118	<p>Sehdev singh s/o Chagga Ram to the extent of <math>\frac{1}{24}</math> share, Risal singh s/o Ramswaroop s/o Sadaram to the extent of <math>\frac{1}{48}</math> share, Pratap singh s/o Risal singh to the extent of <math>\frac{1}{48}</math> share, M/s Gate City Developers pvt. Ltd. To the extent of <math>\frac{1}{48}</math> share. Joginderpal s/o Rohtash s/o Jahariya to the extent of <math>\frac{2957}{6026}</math> share.</p> <p>Inder singh, Naresh kumar, Harpal singh, Dayanand, Bhoop singh s/o Attar singh s/o Sakru to the extent of <math>\frac{2881}{72312}</math> share, Surajbhan, Vinod kumar, Mukesh Kumar, Mahesh kumar,</p>	○ NIL

		<p>Mehar singh sons of Harisingh son of Sakkaru in equal share to the extent of 2881/72312 share.</p> <p>M/s Shivanand Real Estate pvt. Ltd to the extent of 3079/18078 share.</p> <p>Rajesh Goyal s/o Rambilash Goyal to the extent of 1/48 share, Sukhbir singh son of Rajan singh to the extent of 1/16 share,</p> <p>Yoginder singh , Joginder singh sons of Hosiyar singh, in equal share to the extent of 1/16 share,</p> <p>M/s Precision Infrastructure pvt. Ltd to the extent of 28/3013 share.</p> <p><b>In the column of cultivation</b></p> <p>Joginderpal is recorded as seller and M/s Shivanand Real Estate pvt. Ltd to the extent of 1/3 share, M/s Precision Infrastructure pvt. Ltd to the extent of 2/3 share are recorded as purchaser.</p>	
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		<p><b>In the column of cultivation</b> Joginderpal is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal to the extent of full share are recorded as purchaser.</p> <p><b>In the column of cultivation</b> Attar singh, Hari singh are recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.</p> <p><b>In the column of cultivation</b> M/s Precision Infrastructure is recorded as possessor.</p> <p><b>In the column of cultivation</b> M/s Precision Infrastructure is recorded as possessor.</p> <p><b>In the column of cultivation</b> Khudkast is recorded.</p>	
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		<p><b>In the column of cultivation</b></p> <p>Yoginder singh, joginder singh to the extent of ½ share and Sukhbir singh to the extent of ½ share are recorded as possessor</p>	
2018-2019	93/128 to 135	<p>Sehdev singh s/o Chagga Ram to the extent of 99 share, Sukhbir S/o Rajan to the extent of 148.5 share, Yogender Singh and Jogender Singh Sons of Hoshiyar Singh Son of Rajan to the extent of 148.5 share, M/s Gait City Developers Pvt Ltd to the extent of 50<sup>th</sup> share, Jogender (adopted son) of Rohtash to the extent of 1164 share, Smt. Prakash Devi widow of and Pradip Singh, Rajender Singh Sons of and Smt. Savitri Devi Daughter of Inder Singh Son of Attar Singh to the extent of their 19 share, Naresh Kumar, Harpal, Dayanand, Bhoop Singh all Sons of Attar Singh to the extent of 76<sup>th</sup> share, Suraj</p>	<p>○ <b>Vide Mutation no. 4442 of Partition, a Killa no. 16/1(1-11), 18/1/2/2(0-3), 24/1/2(4-6), 25/1(0-16) of Rectangle no. 55 and Killa no. 3(8-0) of Rectangle no. 58 and Killa no. 20/1(2-13) of Rectangle no. 56 kita 7 total admeasuring 17 Kanal 9 Marla was allotted to M/s Precision Infrastructure Pvt. Ltd to the extent of 22/574<sup>th</sup> share and M/s Mega Infraprojects Pvt Ltd to the extent of</b></p>

		<p>Bhan, Vinod Kumar, Mahesh Kumar, Mukesh Kumar, Mehar Chand Sons of Hari Singh to the extent of their 94<sup>th</sup> share, M/s Precision Infrastructure Pvt. Ltd to the extent of 22<sup>nd</sup> share and M/s Mega Infraprojects Pvt Ltd to the extent of 552 share</p> <p><b>In the column of cultivation</b> Joginderpal is recorded as seller and M/s Utkarsh Reatech Pvt Ltd to the extent of 1/3 share, M/s Precision Infrastructure pvt. Ltd to the extent of 2/3 share are recorded as purchaser.</p> <p><b>In the column of cultivation</b> Joginderpal is recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal to the extent of full share are recorded as purchaser.</p>	<p>552/574<sup>th</sup> share.</p> <p>○ Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s countrywide promoters pvt. Ltd for Rectangle no. 58, Killa no. 3 min (4-17). is been recorded in revenue records.</p>
	129		
	130		

	131	<p><b>In the column of cultivation</b></p> <p>Attar singh, Hari singh are recorded as seller and Kanwarlal, Yaadram, Satish kumar, Kailash kumar sons Chotelal s/o Pirthi are recorded as purchaser.</p>	
	128 and 132	<p><b>In the column of cultivation</b></p> <p>M/s Precision Infrastructure is recorded as possessor.</p>	
	133	<p><b>In the column of cultivation</b></p> <p>M/s Precision Infrastructure is recorded as possessor.</p>	
	134	<p><b>In the column of cultivation</b></p> <p>Khudkast is recorded.</p>	
	135	<p><b>In the column of cultivation</b></p> <p>Yoginder singh, joginder singh to the extent of ½ share and Sukhbir singh to the extent of ½ share are recorded as possessor</p>	

**Comments:**

**On the basis of the Search and examination of registration record, 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**

5.0 No list of documents is required to submit further.

**Inspection in the Civil Court at Gurugram:**

5.1 Our representatives have visited the Civil Court at Gurugram and based on the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

**Nature of Land**

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' and 'Gair mumkin' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

**Inspection in the Office of District Record Centre situated at Gurugram:**

- 5.3 Our representatives have visited the District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

**Inspection in the Land Acquisition Office situated at Gurugram**

- 5.4 Our representatives visited the Land Acquisition Office situated at Faridabad and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

**6.0 CONCLUSION**

**On the basis of the Search and examination of registration record, 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 M/s Precision Infrastructure Pvt. Ltd to the extent of 22/574<sup>th</sup> share and M/s Mega Infraprojects Pvt Ltd to the extent of 552/574<sup>th</sup> share Kheri mazra dhankot, Tehsil kadipur and District Gurugram as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.**

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report



फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10650

जिला

पुटकर शुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

23-12-24

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

R. N. Yadav

प्राप्त हुई रकम का जोड़ और विवरण

For Rs.

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं.

1990 T. 1992 पुस्तक नं.

रजिस्ट्री होने की तिथि

रजिस्ट्री

तथा इबारत जारी के शब्दों की संख्या

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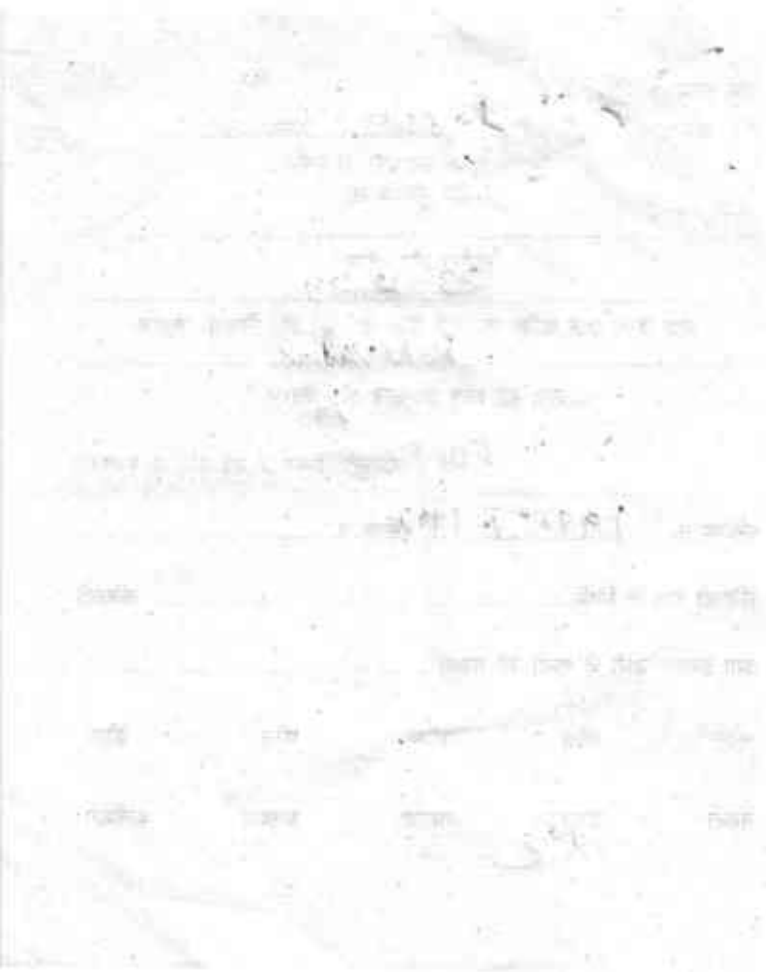
नकल

हस्ताक्षर

तलाश

अनुवाद

कमीशन



(Second party copy )

B Book Receipt for Non Registration Purpose

23-12-2024

No:23794

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

( Incharge)

सब रजिस्ट्रार  
गुरुग्राम

(Second party copy )

B Book Receipt for Non Registration Purpose

24-12-2024

No:2600

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

( Incharge)

***R. N Yadav & Company,  
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &  
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001  
9810100981, 9818057575, 0124-4269144  
[rn@rnyadav.com](mailto:rn@rnyadav.com), [parmanand@rnyadav.com](mailto:parmanand@rnyadav.com)

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**Due Diligence Report of the Property  
at**

Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in  
the State of Haryana

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Dated: 26.12.2024

Submitted by:



**R.N Yadav  
Enroll no. P/383-1/1989  
Parmanand Yadav  
Pradeep yadav  
Advocates**

## **INTRODUCTION**

### **(A) General Scope of Work**

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

### **(B) Methodology**

Based upon the scope of work, we have perused the documents of title i.e., registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. **R.N Yadav & Co.** has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. ,
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of **R.N Yadav & Co.** shall reply on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from **R.N Yadav & Co.** or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

## CONTENTS

- 1.0 GLOSSARY
- 2.0 REFERENCE
- 3.0 DOCUMENTS PERUSED/INSPECTED
- 4.0 OBSERVATIONS MADE AFTER INSPECTION AND  
PERUSAL IN THE DOCUMENTS AND THE SEARCHES  
MADE IN DIFFERENT OFFICES
- 5.0 LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED  
FURTHER
- 6.0 CONCLUSION

## GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land, 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land admeasuring 13 kanal 13 Marla situated at Village in the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”).</b>
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- 2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

<b>Sr. No.</b>	<b>Khewat/Khata No.</b>	<b>Rectangle No.</b>	<b>Area in Kanal Marla</b>
1.	217	59	13 kanal 13 marla
Total kitta 2, Land admeasuring 13 kanal 13 marla bearing Rectangle No. 59, Killa no. 10(8-0),11/1(5-13), situated within the revenue estate of Village kherki mazra dhankot , Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) by way of jamabandi 2018-2019 .			

## 3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village kherki mazra dhankot for last 30 years, Jamabandi for the year 1993-94 to 2018-19.
2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

#### **4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES**

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village kherki mazra dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamaban di for the year	Khewat / Khata No.	Persons recorded as owner(s)	Mutation if any Area of killa no.
1993-94	317/452	Uday singh s/o Badlu ram s/o Kalle to the extent of ½ share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of ½ share.	Nil

			<b>Vide mutation no. 2577</b> of inheritance Nafe singh s/o Uday singh and Shalander singh, Satyawansons of Nafe singh acquired share of Uday singh s/o Badlu .
1998-1999	323/448	Uday singh s/o Badlu ram s/o Kalle to the extent of ½ share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawans, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of ½ share.	<b>Vide rapat no. 72</b> dated 21-10-2004 the area is under mortgage.
2003-04	355/477	Nafe singh s/o Uday singh s/o Badlu to the extent of 1/6 share and Shalander singh, Satyawansons of Nafe singh s/o Uday singh in equal share to the extent of 1/3 share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawans,	<b>Vide rapat no. 228</b> dated 17.01.2007 the area is demorgaged.  <b>Vide mutation no. 3092</b> of partition Sunderlal, Mohinder singh, Ranbir singh, Ramchander, Chanderbhan, Satyawans,

		<p>Sunderpal s/o Risal singh s/o Khema in equal share to the extent of <math>\frac{1}{2}</math> share.</p>	<p>Sunderpal s/o Risal singh s/o Khema in equal share were allotted 35 kanal 4 marla in mustil no. 54 killa no. 11/2,12/2,19,20, and killa no. 10, 11/1 of mustil no. 59.</p> <p>Nafe singh s/o Uday singh s/o Badlu, Shalander kumar, Satyawar sons of Nafe singh s/o uday singh in equal share were allotted 35 kanal 5 marla in mustil no. 54 killa no. 21,22, and</p> <p>killa no. 1,2,9/1,11/2 of mustil no. 59.</p>
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		<p><b>Vide mutation no. 3093</b>  of sale Sunder lal,  Mahender singh, Ranbir  singh, Ram chander,  Chanderbhan, Satyawan,  Sunderpal s/o Risal singh  s/o Khema sold 21k 11m  to Deepak Chaudhary s/o  Omprakash Chaudhary s/o  Daulat singh to the extent  of 320/431 share and  Gaurav Chaudhary s/o  Deepak Chaudhary to the  extent of 111/431 share.</p> <p><b>Vide mutation no. 3125</b>  of sale Deepak Chaudhary  s/o Omprakash Chaudhary  and Gaurav Chaudhary s/o  Deepak Chaudhary sold  21k 11m sold to M/s  EVENTUAL BUILDERS  PVT. LTD</p> <p><b>Vide mutation no. 3422</b>  of sale  Nafe singh s/o Uday singh  s/o Badlu and Shalander  singh, Satyawan sons of  Nafe singh s/o Uday singh</p>
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			<p>Sold 35 kanal 5 marla to M/s Shivanand real estate pvt ltd.</p> <p><b>Vide mutation no. 3689</b> of inheritance Smt. Savitri Devi widow and Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh acquired share of their father Sunderlal.</p> <p><b>Vide badar no. 65</b> name was corrected of Risal singh s/o Khema as name was recorded as Vishal singh.</p>
2008-09	182/247	<p>Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share.</p>	NIL

2013-14	200/259	<p>Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of 6/7 share.</p> <p>Smt. Savitri Devi widow and Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh in equal share to the extent of 1/7 share.</p>	NIL
2018-2019	217/272	<p>Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal sons of Risal singh s/o Khema in equal share to the extent of 6/7 share.</p> <p>Smt. Savitri Devi widow and Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters OF Sunderlal S/o Risal singh in equal share to the extent of 1/7 share.</p>	<p><b>Vide mutation no. 4472</b> of inheritance Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal acquired share of Smt. Savitri devi widow of Sunderlal.</p> <p><b>Vide mutation no. 4574</b> of Inheritance Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of ramchander acquired share of Ramchander s/o Risal</p>

		<p>singh.</p> <p><b>Vide mutation no. 4779 of Relinquish deed Narenderpal, Naresh kumar sons of Sunderlal acquired share of Santra, Gita, Sashibala Daughters OF Sunderlal S/o Risal singh.</b></p> <p><b>Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s countrywide promoters pvt. Ltd. is been recorded in revenue records.</b></p>
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**Comments:**

On the basis of the Search and examination of registration record, 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 Mahender singh, Ranbir singh, Chanderbhan, Satyawar, Sunderpal sons Risal singh s/o Khema to the extent of 5/7 share, Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of Ram Chander S/O Risal singh to the extent of 1/7 share and Narenderpal, Naresh kumar sons of Sunderlal S/o Risal singh to the extent of 1/7 share .

5.0 No list of documents is required to submit further.

### **Inspection in the Civil Court at Gurugram:**

- 5.1 Our representatives have visited the Civil Court at Gurugram and based on the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

### **Nature of Land**

- 5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

### **Inspection in the Office of District Record Centre situated at Gurugram:**

- 5.3 Our representatives have visited the District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

### **Inspection in the Land Acquisition Office situated at Gurugram**

- 5.4 Our representatives visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

## **6.0 CONCLUSION**

On the basis of the Search and examination of registration record, 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 favor of of Mahender singh, Ranbir singh, Chanderbhan, Satyawar, Sunderpal sons Risal singh s/o Khema to the extent of 5/7 share, Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of Ram Chander S/o Risal singh to the extent of 1/7 share and Narenderpal, Naresh kumar sons of Sunderlal S/o Risal singh to the extent of 1/7 share as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report

A handwritten signature in dark ink, consisting of a stylized 'P' followed by a horizontal line and a small flourish.

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10651

जिला

फुटकर मुल्क अदायगी की रसीद  
(रसीद पुस्तक ख)

तारीख और महीना

23-12-27

अदा करने वाले व्यक्ति का नाम पिता का नाम और निवास स्थान

R. N. Yadav

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Gurugram  
रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका न

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No:23795

Sub Register Office :गुरुग्राम

Date :23-12-2024

Received with Thanks from **R N YADAV ADV 1997 TO 2017** resident of , sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

( Incharge)

सब रजिस्ट्रार  
गुरुग्राम

(Second party copy )

B Book Receipt for Non Registration Purpose

24-12-2024

No:2601

Sub Register Office :कादीपुर

Date :24-12-2024

Received with Thanks from **R N yadav Adv** resident of **Gurugram 2017-2024** sum of rs **fifteen** on account of **Inspection** charges.

Rs.15

( Incharge)

***R. N Yadav & Company,  
Advocates & Solicitors***

Office at: I-63, South City-I, Gurgaon &  
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001  
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[rn@rnyadav.com](mailto:rn@rnyadav.com), [parmanand@rnyadav.com](mailto:parmanand@rnyadav.com)

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**Due Diligence Report of the Property**  
**at**  
Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in  
the State of Haryana

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Dated: 26.12.2024

Submitted by:



**R.N Yadav**  
**Enroll no. P/383-1/1989**  
**Parmanand Yadav**  
**Pradeep yadav**  
**Advocates**

## **INTRODUCTION**

### **(A) General Scope of Work**

Due Diligence cum search report has been prepared for our client M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder this Report). Our scope of work involved search and examination of the record of title and encumbrances and to fulfill the requirement of the owner company to ascertain any defect in the title or lien or encumbrances upon the land in question and the same has been prepared and submitted to M/s. Countrywide Promoters Pvt. Ltd.

### **(B) Methodology**

Based upon the scope of work, we have perused the documents of title i.e., registered sale deed and the revenue record maintained under the provisions of Land Revenue Act as the property being the agricultural land and our searches and conclusion made from various offices as stated in this Report.

### **(C) Scope Limitation**

The scope of our due diligence is limited by the following general parameters:

1. We have assumed that the documents perused by us are copy(ies) of the original version(s), which has also been verified from the record maintained at the office of Sub Registrar and revenue officer.
2. We have assumed that the documents perused by us in connection with any particular issue are the only documents relating to such issue.

3. To the extent possible, we have relied upon documents and records maintained at various offices as stated in the Report. Where such documents/ records were not available for examination, we have relied upon the statements made by the concerned person and/or informal verbal information made available to us as stated in the Report.
4. Our examination is limited to issues that may arise under the laws of India and we do not purport to be experts on any law other than the laws of India.
5. **R.N Yadav & Co.** has taken due care for preparation of the Due Diligence Report based upon inspection of revenue records and other available information. .
6. The Report is solely for the benefit of M/s. Countrywide Promoters Pvt. Ltd. (as defined hereunder in this Report) and no other person(s) shall, except with the consent of **R.N Yadav & Co.** shall reply on the Report or any part thereof.

**(D) Structure of the Report**

This Report is divided into 6 (six) sections. It is recommended that specific advice be sought from **R.N Yadav & Co.** or efficient legal consultant on the subject before taking any remedial steps in pursuance of the action points or comments or observations made in this Report.

## CONTENTS

- 1.0 GLOSSARY
- 2.0 REFERENCE
- 3.0 DOCUMENTS PERUSED/INSPECTED
- 4.0 OBSERVATIONS MADE AFTER INSPECTION AND  
PERUSAL IN THE DOCUMENTS AND THE SEARCHES  
MADE IN DIFFERENT OFFICES
- 5.0 LIST OF DOCUMENTS REQUIRED TO BE SUBMITTED  
FURTHER
- 6.0 CONCLUSION

## GLOSSARY

Term	Meaning
M/s. Countrywide Promoters Pvt. Ltd.	M/s. Countrywide Promoters Pvt. Ltd.
Jamabandi	Means record of rights maintained by revenue officer.
Intakal	Means mutation records maintained by revenue officer.
Kanal	A denomination which is used in the State of Haryana for measurement of land. 1 Kanal = 20 Marla = 605 sq. yards.
Marla	A denomination which is used in the State of Haryana for measurement of land. 1 Marla = 30.25 Sq. Yards.
Mustil	Means rectangle.
Khasra or Kila	Means the identification number of every block as per revenue records.
Khatedar	Means owner of land as per revenue records.
Khewat	Means serial number on the Jamabandi/individual record.
Khata/Khatoni	Means revenue records in particular ledger/account book.
Patwari	Means the Government employee who keeps all the accounts or revenue record connected with the land of one or more villages.

## 2.0 REFERENCE

### 2.1

<b>Re:</b>	<b>Investigation of Title – Land admeasuring 4 kanal 0 Marla situated at Village in the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”).</b>
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- 2.2 We have conducted due diligence report/title search of the said Land. The details of the various Killa Nos. and the area thereof forming part of the said Land are stated hereunder for ready reference:

<b>Sr. No.</b>	<b>Khewat/Khata No.</b>	<b>Rectangle No.</b>	<b>Area in Kanal Marla</b>
1.	221	54	4 kanal
Total kitta 1, Land admeasuring 4 kanal 0 marla bearing Rectangle no.54, killa no. 23/1(4-0) situated within the revenue estate of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) by way of jamabandi 2018-2019 .			

## 3.0 DOCUMENTS PERUSED/INSPECTED:

Our representatives had perused the following documents in respect of the said Land and the same are stated hereunder for ready reference:

1. Jamabandi of Village kherki mazra dhankot for last 30 years, Jamabandi for the year 1993-94 to 2018-19.

2. Mutations related to above noted land.
3. Registration record, Index register & Foot – note register.

#### 4.0 OBSERVATIONS MADE AFTER PERUSING THE DOCUMENTS AND THE SEARCHES MADE IN DIFFERENT OFFICES

- 4.1 On the basis of the documents perused by our representatives and searches made by our representatives our observations in respect of the said Land are stated hereunder.
- 4.2 It may also be stated that the land of Village kherki mazra dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village kherki mazra dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one single khewat and thus the devolution of the same is as under

Jamaban di for the year	Khewat / Khata No.	Persons recorded as owner(s)	Mutation if any Area of killa no.
1993-94	110/106	Lakshminarayan s/o Shri ram s/o Devi singh to the extent of ½ share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of ½ share. In the column of cultivation	<b>NIL</b>

		Chandgi s/o Ramdass s/o Ramji lal is entered as Gair murushi.	
1998- 1999	111/190	Lakshminarayan s/o Shri ram s/o Devi singh to the extent of $\frac{1}{2}$ share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of $\frac{1}{2}$ share. In the column of cultivation Chandgi s/o Ramdass s/o Ramji lal is entered as Gair murushi.	Nil
2003-04	128/204	Lakshminarayan s/o Shri ram s/o Devi singh to the extent of $\frac{1}{2}$ share. Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of $\frac{1}{2}$ share. In the column of cultivation Chandgi s/o Ramdass s/o Ramji lal is entered as Gair murushi.	<b>Vide Rapat no. 126</b> dated 20/11/2006 owners became khudkast in column of cultivation. <b>Vide mutation no. 3689</b> of inheritance Smt. Savitri Devi widow and Narendarpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters OF Sunderlal S/o Risal singh acquired share of Sunderlal. <b>Vide badar no. 65</b> name

			was corrected of Risal singh s/o Khema as name was recorded as Vishal singh.
2008-09	182/248	Sunder lal, Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of ½ share. Sukhwanti w/o Rajenderr singh to the extent of ½ share.	<b>Vide mutation no. 3877</b> of partition of khewat no. 128, killa no. 23 of mustil 54, Killa no. 23/1(4-0) was allotted to Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of 6/7 share. And Smt. Savitri Devi widow and Narendarpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh in equal share to the extent of 1/7 share.

2013-14	203/262	<p>Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal s/o Risal singh s/o Khema in equal share to the extent of 6/7 share.</p> <p>Smt. Savitri Devi widow and Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh in equal share to the extent of 1/7 share.</p>	NIL
2018-2019	221/276	<p>Mahender singh, Ranbir singh, Ram chander, Chanderbhan, Satyawar, Sunderpal sons of Risal singh s/o Khema in equal share to the extent of 6/7 share.</p> <p>Smt. Savitri Devi widow and Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh in equal share to the extent of 1/7 share.</p>	<p><b>Vide mutation no. 4472</b> of inheritance Narenderpal, Naresh kumar sons and Smt. Santra, Gita, Sashibala Daughters Sunderlal acquired share of Smt. Savitri devi widow of Sunderlal.</p> <p><b>Vide mutation no. 4574</b> of Inheritance Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of ramchander acquired share of Ramchander s/o Risal</p>

		<p>singh.</p> <p><b>Vide mutation no. 4779 of Relinquish deed Narenderpal, Naresh kumar sons of Sunderlal acquired share of Santra, Gita, Sashibala Daughters Sunderlal S/o Risal singh.</b></p> <p><b>Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s countrywide promoters pvt. Ltd. is been recorded in revenue records.</b></p>
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**Comments:**

On the basis of the Search and examination of registration record, 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 Mahender singh, Ranbir singh, Chanderbhan, Satyawar, Sunderpal sons Risal singh s/o Khema to the extent of 5/7 share, Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of Ram Chander S/O Risal singh to the extent of 1/7 share and Narenderpal, Naresh kumar sons of Sunderlal S/o Risal singh to the extent of 1/7 share .

5.0 No list of documents is required to submit further.

**Inspection in the Civil Court at Gurugram:**

5.1 Our representatives have visited the Civil Court at Gurugram and based on the documents from the register of suits and appeal made available to our representatives in the Civil Court and verbal information made available to our representatives by the concerned official it appears that no litigation is pending against the said Land.

**Nature of Land**

5.2 As per the revenue records made available for inspection to our representatives, it is stated that the said land is 'Chahi' as on date and putting the same into residential/commercial use as per the zoning of the area requisite licence /CLU will be required to be obtained. The owner has provided a copy of the license bearing no. 165 of 2024 as regards to this land as such the land can be used in terms of the license.

**Inspection in the Office of District Record Centre situated at Gurugram:**

5.3 Our representatives have visited the District Record Centre i.e., Sadar Kanoongo office at Gurugram and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 30 (thirty) years as aforesaid are maintained.

**Inspection in the Land Acquisition Office situated at Gurugram**

5.4 Our representatives visited the Land Acquisition Office situated at Gurugram and were informed by the concerned officials that the above, mentioned land is free from acquisition proceeding u/s 4 or 6 of Land Acquisition Act.

## 6.0 CONCLUSION

On the basis of the Search and examination of registration record, 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 favor of of Mahender singh, Ranbir singh, Chanderbhan, Satyawar, Sunderpal sons Risal singh s/o Khema to the extent of 5/7 share, Smt. Santra devi widow, Gyan prakash, Jaiveer singh, Jasbir singh sons of Ram Chander S/o Risal singh to the extent of 1/7 share and Narenderpal, Naresh kumar sons of Sunderlal S/o Risal singh to the extent of 1/7 share as mentioned above. That there is no loan/rehan mentioned against the said land and that there is no lease/patta mentioned against the said land.

Our report and information contained herein are based on and subject to the assumption that the records and documents inspected, and information given to us by the concerned officers and the representatives of the Company are correct and authentic.

This is subject to our other observations made hereinabove in the Report

A handwritten signature in dark ink, appearing to be a stylized 'R' followed by a flourish.