

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10649

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

27-12-24

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

P. N. Singh

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 तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

फीस

फीस

फीस

नकल

हिफाजत

तलाश

अनुवाद

कमीशन

पान १०० / १००

पान १०० / १००

पान १०० / १००

पान १०० / १००

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पान १०० / १००

पान १०० / १००

(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23793

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:2599

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***

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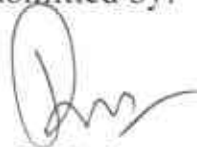
**Due Diligence Report of the Property
at**

Village kherki mazra dhankot, Tehsil Kadipur and District
Gurugram in

the State of Haryana

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
- 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

Re:	Investigation of Title – Land admeasuring 6 Kanal 8 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 Mega infraprojects pvt. Ltd.
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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:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	231/286(2018- 19)	63	6 kanal 8 marla
Total kitta 2, Land admeasuring 6 kanal 8 marla bearing Rectangle No. 63, Killa no. 1/2/3(1-16), 2/1/1/2(4-12), 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	318/453	Mahender 3/9 share, Dharambir 1/9 share sons of Kabul singh s/o Sher singh, Smt. Chameli widow, Krishan, Uday singh, surrender singh sons and Sashi bala, Iswar kaur, Poonam daughters of Balbir singh s/o Kabul singh in equal share to the extent of 1/9 share, Narender son, Smt. Subi widow of Sukhbir singh s/o Phool singh in equal share to the extent of 2/9 share.(total 1/2 share) Uday singh s/o Badluram s/o Kalli to the extent of 1/3 share, Pyarelal s/o Mangli to the extent of 1/6 share.	o Vide Mutation no. 2478 of sale, Smt. Rammurti daughter of Kabul singh s/o Sher singh sold her share to Karambir s/o Dharambir s/o Kabul singh.
1998-1999	324/449 to 451	Mahender 3/9 share, Dharambir 1/9 share sons of Kabul singh s/o Sher singh, Smt. Chameli widow, Krishan, Uday singh, surrender singh sons and Sashi bala, Iswar kaur, Poonam daughters of Balbir	o Vide mutation no. 2577 of Inheritance by will, Nafe singh s/o Uday singh and Shailender kumar, Satyawan s/o nafe singh s/o Uday singh inherited share of

		<p>singh s/o Kabul singh in equal share to the extent of 1/9 share, Narender son, Smt. Subi widow of Sukhbir singh s/o Phool singh in equal share to the extent of 2/9 share. Karambir s/o Dharambir s/o Kabul singh to the extent of 1/9 share, Ramchander s/o Chote to the extent of 1/9 share (total 1/2 share)</p> <p>Uday singh s/o Badluram s/o Kalli to the extent of 1/3 share, Pyarelal s/o Mangli to the extent of 1/6 share.</p>	<p>Uday singh s/o Badlu s/o Kalli.</p>
2003-04	356/478	<p>Mahender 3/9 share, Dharambir 1/9 share sons of Kabul singh s/o Sher singh, Smt. Chameli widow, Krishan, Uday singh, surrender singh sons and Sashi bala, Iswar kaur, Poonam daughters of Balbir singh s/o Kabul singh in equal share to the extent of 1/9 share, Narender son, Smt. Subi widow of Sukhbir singh s/o Phool singh in equal share</p>	<p>o Vide mutation no. 2808 of inheritance, Vikrant, Nitesh sons and Asha, Jyoti daughters and Rajrani widow of Karambir son of Dharambir inherited share of Karambir s/o Dharambir.</p> <p>o Vide mutation no. 3123 of sale, Mahender s/o Kabul</p>

	<p>to the extent of 2/9 share. Karambir s/o Dharambir s/o Kabul singh to the extent of 1/9 share, Ramchander s/o Chote to the extent of 1/9 share (total 1/2 share)</p> <p>Nafe singh s/o Uday singh to the extent of 1/3 share, Shailender kumar , Satyavan sons of nafe singh s/o Uday singh to the extent of 2/3 share(total 1/3 share), Pyarelal s/o Mangli to the extent of 1/6 share.</p>	<p>singh s/o Sher singh sold his share to M/s Saraswati kunj infrastructure pvt. Ltd.</p> <p>○ Vide mutation no. 3174 of sale, Dharambir s/o Kabul singh s/o Sher singh sold his share to M/s Sunglow Overseas pvt. Ltd.</p> <p>○ Vide mutation no. 3232 of sale, Pyarelal s/o Mangli sold his share to M/s Sunglow Overseas pvt. Ltd.</p> <p>○ Vide mutation no. 3407 of Tabdili malkiyat, Share of Ramchander s/o Chote was transferred to Sudhir singh kataria s/o Ramchander.</p> <p>○ Vide mutation no. 3412 of sale, Smt.</p>
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			<p>Chameli widow, Krishan, Uday singh, surender singh sons and Sashi bala, Iswar kaur, Poonam daughters of Balbir singh s/o Kabul singh sold their share to M/s sony Buildcon Pvt. Ltd.</p> <p>○ Vide mutation no. 3422 of sale, Nafe singh s/o Uday singh to the extent of 1/3 share, Shailender kumar , Satyavan sons of nafe singh s/o Uday singh to the extent of 2/3 share sold to M/s Shivanand Real Estate pvt ltd.</p> <p>○ Vide mutation no. 3441 of partition, Killa no. 1/2(6-12), 2/1(6-0) of Rectangle</p>
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			<p>No. 63 are allotted to Vikrant, Nitesh sons and Asha, Jyoti daughters and Rajrani widow of Karambir son of Dharambir in equal share to the extent of 146/437 share, Sudhir singh kataria s/o Ramchander to the extent of 145/437 share, M/s Soni Buildcon pvt ltd to the extent of 146/437 share.</p>
2008-09	192/256	<p>Vikrant, Nitesh sons and Asha, Jyoti daughters and Rajrani widow of Karambir son of Dharambir in equal share to the extent of 146/437 share, Sudhir singh kataria s/o Ramchander to the extent of 145/437 share, M/s Soni Buildcon pvt ltd to the extent of 146/437 share.</p>	<ul style="list-style-type: none"> ○ Vide mutation no. 3726 of sale, M/s Soni Buildcon pvt. Ltd. sold 7 kanal 6 marla land to M/s Mega Infraprojects pvt. Ltd. ○ Vide mutation no. 4183 of Release deed, Rajrani widow

			<p>29/437 share, Smt. Asha 13/437 share and Smt. Jyoti 13/437 share Daughter of Dharabir released their share in favour of Vikrant, Nitesh sons of Dharambir.</p> <p>○ Vide mutation no. 3887 of Partition, Killa no. 1/2/3(1-16), 2/1/1/2(4-12) of Rectangle No. 63 are allotted to M/s Mega Infraprojects pvt. Ltd.</p>
2013-14	212/271	M/s Mega Infraprojects pvt. Ltd.	○ NIL
2018-2019	231/286	M/s Mega Infraprojects pvt. Ltd.	<p>○ Vide rapat no. 167/4-12-2024, License no 165/28-11-2024, granted by DTCP Haryana in favour of M/s</p>

			countrywide promoters pvt. Ltd. is been recorded in revenue records.
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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 Mega Infraprojects pvt. 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 Mega Infraprojects pvt. 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



(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23789

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. 2607

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, parmanand@rnyadav.com

**Due Diligence Report of the Property
at**

Village kherki mazra dhankot, Tehsil Kadipur and District
Gurugram in

the State of Haryana

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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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

Re:	Investigation of Title – Land admeasuring 2 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 Mega infraprojects pvt. Ltd.
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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:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	231/286(2018- 19)	63	2 kanal 2marla
Total kitta 2, Land admeasuring 2 kanal 2 marla bearing Rectangle No. 63, Killa no. 13/1/2/1/1(1-1), 13/1/2/1/3(1-1), 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	77/142,143	Surajbhan etc khewat no. 76 to the extent of $\frac{3}{4}$ share (MORTGAGOR), Attar singh s/o Chattar singh to the extent of $\frac{1}{4}$ share (MORTGAGOR), Randir singh, Balwant singh sons of Ramsaran s/o Mohlad are recorded as MURTAHIN(MORTGAGEE)	<ul style="list-style-type: none"> o Vide nutation no. 2509 of Inheritance, Virender singh, Rajender singh, Satender singh Dharmender singh sons and Priya bala D/o Attar singh inherited share of Attar singh s/o Chattar singh. o Vide mutation no. 2535/1 of cancellation of mortgage, mortgagee is removed from the khewat .
1998-1999	78/142	Surajbhan, Randhir singh sons and Smt. Phoolwati, Parwati, Santosh, Krishna devi Daughters and Smt. Chandrawli widow of Bhuru in	<ul style="list-style-type: none"> o Vide Mutation no. 2552 of inheritance, Smt. Phoolkaur widow and Smt. Bhateri,

		<p>equal share to the extent of 3/8 share, Bhartu s/o Ramlal to the extent of 3/8 share, Virender singh, Rajender singh, Satender singh Dharmender singh sons and Priya bala D/o Attar singh in equal share to the extent of 1/4 share.</p>	<p>Kalawati, Bala daughters and Pratap, Jagdish, Rohtash sons of Bhartu s/o Ramlal inherited share of Bhartu s/o Ramlal in equal share to the extent of 3/8 share.</p> <p>○ Vide mutation no. 2555 of (Tabdili malkiyat) Vide order dated 17/7/1999 By the court of Sh. C.B. Jaglian (senior Sub Judge), Gurugram in case no. 797/1989, Share of Smt. Phoolwati, Parwati, Santosh, Krishna devi Daughters and Smt. Chandrawli widow of Bhuru in equal share to</p>
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			the extent of 15/56 share was transferred to Surajbhan, Randhir singh sons of Bhuru.
2003-04	82/143	Surajbhan, Randhir singh sons of bhuru in equal share to the extent of 32/280 share, Smt. Phoolkaur widow and Smt. Bhateri, Kalawati, Bala daughters and Pratap, Jagdish, Rohtash sons of Bhartu s/o Ramlal in equal share to the extent of 3/8 share, Virender singh, Rajender singh, Satender singh Dharmender singh sons and Priya bala D/o Attar singh in equal share to the extent of 1/4 share, Jagdish, Samar singh sons of Meer singh s/o Ramparsad in equal share to the extent of 78/280 share R/o Village Basai,	<ul style="list-style-type: none"> ○ Vide mutation no. 2556 of sale, Surajbhan, Randhir singh sons of bhuru sold 115/440 share to Jagdish, Samar singh sons of Meer singh s/o Ramparsad. ○ Vide mutation no. 3306 of release deed, Smt. Phoolkaur widow and Smt. Bhateri, Kalawati, Bala daughters of Bhartu released their share in favour of Pratap,

			Jagdish, Rohtash sons of Bhartu.
2008-09	115/168	Jagdish, Samar singh sons of Meer singh s/o Ramparsad in equal share to the extent of 12/17 share R/o Village Basai, Virender singh, Rajender singh, Dharmender singh sons and Priya bala D/o Attar singh in equal share to the extent of 4/17 share, Mamta widow, Vivek, Chetan sons and Pinki, Swati daughters of Satender singh s/o Attar singh in equal share to the extent of 1/17 share.	<p>○ Vide mutation no. 3725 of sale, Virender singh, Rajender singh, Dharmender singh sons and Priya bala D/o Attar singh and Mamta widow, Vivek, Chetan sons and Pinki, Swati daughters of Satender singh s/o Attar singh their share to M/s Mega Infraprojects pvt. Ltd.</p> <p>○ Vide mutation no. 3912 of partition, Killa no. 13/1/2/1/1(1-</p>

			1), 13/1/2/1/3(1-1) OF Rectangle No. 63 are allotted to M/s Mega Infraprojects pvt. Ltd.
2013-14	124/174	M/s Mega Infraprojects pvt. Ltd.	○ NIL
2018-2019	134/184	M/s Mega Infraprojects pvt. Ltd.	○ 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.

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 Mega Infraprojects pvt. 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 Mega Infraprojects pvt. 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



फॉर्म - १ रजिस्ट्री

No.

10/06

सब रजिस्ट्रार विभाग

जिला

हुटकर शुल्क अदायगी की रसीद
(रसौद पुस्तक ख)

तारीख और महीना

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

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Ganganagar

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका नं. 199-0097 पुस्तक नं.

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

फीस

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नकल

हिफाजत

तलाश

अनुवाद

कमीशन

204

(Sec^y party copy)

B Book Receipt for Non Registration Purpose

11-12-2024


No:22871

Sub Register Office :गुरुग्राम

Date :11-12-2024

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

Rs.20


(Incharge)

one

(Second party copy)

B Book Receipt for Non Registration Purpose

12-12-2024

No:2481

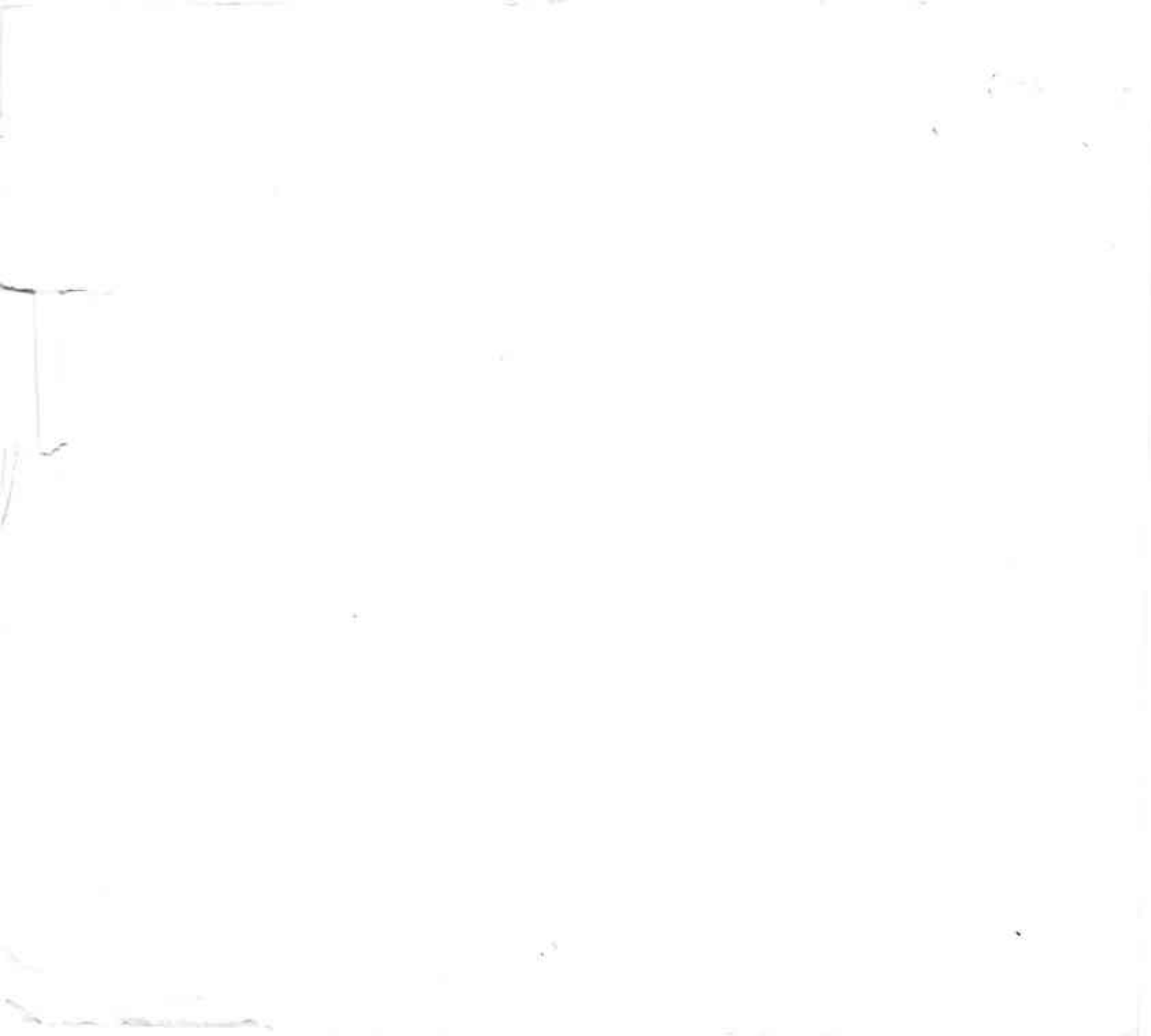
Sub Register Office :कादीपुर

Date :12-12-2024

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, parmanand@rnyadav.com

**Due Diligence Report of the Property
at**

Village Dhankot, Tehsil Kadipur and District Gurugram
in the State of Haryana

Dated: 17.12.2024

Submitted by:



**R.N Yadav,
Parmanand 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 aforementioned 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. Yrds.
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

Re:	Investigation of Title – Land admeasuring 4 Kanal 16 Marla situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by M/s Countrywide Promoters pvt. Ltd by virtue of Mutation no. 7074.
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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:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	35/36,39/40 (2020-21)	57 and 58	4 Kanal 16 Marla
Total kitta 6, Land admeasuring 4 Kanal 16 Marla comprised in Killa no. 1/1/2(0-3), 10/2/2(1-12), 10/3/1(0-4), 9/3/2(0-1) of rectangle no. 57 and Killa no. 5/2/2(2-7), 6/1/1(0-9) of rectangle 58 situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) .			

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 Dhankot for last 30 years, Jamabandi for the year 1995-96 to 2020-21.
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 Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village Dhankot.
- 4.3 It is also stated that the land mentioned in clause 2.2 hereinabove is from one two khewats 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
1995-96	19/23	Sh. Raajoram s/o Sheolal s/o Ajayram.	<ul style="list-style-type: none"> o Vide badar no. 2 wrong entry of name of Rajjoram was corrected. o Vide mutation no 3450 Surajbhan, Mahender singh, Sitaram sons of Rajjo alias rajjoram became owner by way of court order dated 12/1/2001.
2000-01	20/24	Rajjoram s/o sheolal s/o Ajayram	<ul style="list-style-type: none"> o Vide mutation no. 3577 of partition Surajbhan s/o Rajjo s/o Sheolal became absolute owner of killa no. 1/2/2(0-4),10/1(3-16), 10/2/1(3-15) of

			<p>rectangle no. 39, killa no 21/2(5-7) of rectangle no. 56 and killa no. 1/2(4-16), 2/1(2-12), 9/2(2-17), 10/1(4-12) of rectangle no. 57. Mahender singh s/o rajjo s/o shcolal became absolute owner killa no. 10/2/2(0-9), 11/1(1-11), 11/2(5-16) of rectangle no. 39 and killa no. 1/1(3-4), 10/2(2-19).</p> <p>o VIDE mutation no. 3809 of sale Surajbhan, Mahender singh, Sitaram sons of Rajjo alias rajjoram SOLD LAND</p> <p>MEASURING 7</p>
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			<p>KANAL -7 MARLA in killa no 21/1 of rectangle 58 to Sunny kumar s/o Jawaharlal s/o Chndersingh 99/100 share and Chander singh s/o Khemchand 1/100 share.</p> <p>o VIDE mutation no. 3896 of inheritance Smt. Dharmo devi widow and Maya , Gyanwati ,Omwati, Sunita daughters and Shripal, Jawaharlal sons inherited share of Chander singh.</p> <p>o Vide mutation no 3949 of sale sitaram s/o rajjo</p>
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			<p>sol 11 kanal 14 marla land in rectangle no. 57 to M/s Abhishek construction pvt. Ltd.</p> <p>o VIDE mutation no. 3950 of sale sitaram s/o rajjo sold 8 kanal land in killa no 8 of rectangle 57 to Saurabh gupta s/o Pawan gupta.</p> <p>o Vide mutation on 4078 of sale Surajbhan s/o rajjo sold 19 kanal 14 marla land in rectangle 56 and 57 to M/S Akarshan estate pvt. Ltd.</p> <p>o VIDE mutation no. 4170 of sale Saurabh gupta</p>
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			<p>s/o Pawan gupta sold 8 kanal land in rectangle no 57 to M/s Victory buildwell pvt. Ltd.</p> <p>o VIDE mutation no 4344 of sale Sunny kumar s/o Jawaharlal, Smt. Dharmo devi widow and Maya , Gyanwati ,Omwati, Sunita daughters and Shripal, Jawaharlal sold 7 kanal 7 marla land in rectangle 58 to M/s Active promoters pvt. Ltd.</p> <p>o Vide Mutation no. 4397 of sale Victory Buildwell pvt. Ltd sold 16 kanal land in rectangle no 57 to smt. Renu</p>
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			<p>Jindal s/o Hemant Jindal .</p> <p>o VIDE mutation no. 4398 of sale Victory Buildwell pvt. Ltd sold 17 kanal 10 marla land in rectangle no . 57 and 58 to Ankita goel d/o Pramod goel.</p>
2005-06	25/28	Mahender singh s/o rajjo s/o sheolal.	<p>o Vide rapat no. 325-326 dated 8.3.2007 section 4 of land acquisition act on killa no. 10/2/2 min, 11/1 min , 11/2 min of rectangle no. 39.</p> <p>o Vide rapat no. 287 of 20.2.2009 award was announced of killa no. 10/2/2 min, 11/1 min, 11/2 min of</p>
	27/30	Surajbhan, Mahender singh , Sitaram in equal share to the	

		extent of full share.	<p>rectangle no. 39.</p> <p>o Vide mutation no. 5588 of release deed Surajbhan ,sitaram s/o Rajjo s/o sheolal transferred their share to Mahender singh s/o Rajjo s/o Sheolal.</p>
2010-11	32/33	Mahender singh s/o rajjo s/o sheolal.	o nil
	35/36	Surajbhan, Mahender singh , Sitaram in equal share to the extent of full share.	
2015-2016	34/35	Mahender singh s/o rajjo s/o sheolal.	o VIDE mutation no 6811 and 6828 of transfer in blood relation, Mahender singh transfer his share

	37/38	Mahender singh to the extent of full share.	in favour of his sons namely Bijender and Jitender .
2020-2021	35/36	Mahender singh s/o rajjo s/o sheolal.	o VIDE mutation no. 7074 of sale, Bijender schrawat and Jitender schrawat sold 4 kanal 16 marla Land forming part of khewat no. 35/4 and 39 comprised in Killa no. 1/1/2(0-3), 10/2/2(1-12),10/3/1(0-4),9/3/2(0-1) of rectangle no. 57 and Killa no. 5/2/2(2-7),6/1/1(0-9) of rectangle 58 to M/s Countrywide promoters pvt. Ltd.
	39/40	Mahender singh to the extent of full share.	

			<ul style="list-style-type: none"> o VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.
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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 Countrywide promoters pvt. ltd as mentioned above.

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 on the basis of 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 Rasta' 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 Faridabad and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 35 (thirty five) 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 Countrywide promoters pvt. Ltd. That there are no co-

sharer left and M/s Countrywide promoters pvt. ltd is sole and absolute owner having exclusive possession. 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 capital letter 'D' followed by a series of connected loops and a horizontal stroke at the end.

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10644

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

वसीका नं. 199. T. 1972 पुस्तक नं.

रजिस्ट्री होने के तिथि

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

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फीस

नकल

हिफाजत

तलाश

अनुवाद

कमीशन

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10645

जिला

फुटकर शुल्क अदायगी की रसीद
(रसीद पुस्तक ख)

तारीख और महीना

23-11-24

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

वसीका नं. 1990 7. 1997 पुस्तक नं.

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जारी के शब्दों की संख्या

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कमीशन

फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10646

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 विक्रय

For Registrar Gurugram

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

यसीका नं.

1940 F 1712

पुस्तक नं.

रजिस्ट्री होने के तिथि

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

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नकल

द्विजात

तलाश

अनुवाद

कमीशन

(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23792

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:2598

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, parmanand@rnyadav.com

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

Dated: **27.12.2024**

Submitted by:


**R.N Yadav,
Parmanand 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 aforementioned 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. Yrds.
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

Re:	Investigation of Title – Land admeasuring 08 Kanal 13 Marla situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by M/s Countrywide promoters pvt. Ltd.
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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:

Sr. No.	Khewat/Khata No.	Rectangle No.	Area in Kanal Marla
1.	291/296 (2020-21)	55 and 58	08 Kanal 13 Marla
Total kitta 2, Land admeasuring 08 Kanal 13 Marla bearing Rectangle No. 55, Killa No. 25/2 (5-11) and Rect. No. 58 Killa No. 5/1 (3-2), situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”)			

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 Dhankot for last 30 years, Jamabandi for the year 1995-96 to 2020-21.
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 Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village 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
1995-96	160/181	Kishore Chand, Narayan Dass both Son of Govind Lal, Shakuntala Devi, Smt. Rupo Bai and Smt. Jamana Bai all daughters of Govind Lal to the extent of 5/6 share and Smt. Laxmi Devi Widow, Pushkar Raj, Lalit Mohan Sons of and Rajkumari Daughter of late Sh. Krishan Lal to the extent of 1/6 share.	<p>o Vide Mutation No. 3348 of Inheritance Pushkar Raj, Lalit Mohan and Rajkumari inherited the share of Smt. Laxmi Devi to the extent of 1/24 share.</p> <p>o Vide Mutation No. 3349 of Inheritance Smt. Krishna rani widow, Smt. Alka Daughter, Praveen Kumar and Rajesh Sons of Narayan Dass inherited the share of Narayan Dass to the extent of 1/6 share.</p>
2000-01	172/189	Kishore Chand Son of Govind Lal, Shakuntala Devi, Smt. Rupo Bai and Smt. Jamana Bai all daughters of Govind Lal to the extent of 4/6 share and Smt. Krishna rani widow, Smt. Alka Daughter, Praveen Kumar and Rajesh Sons of Narayan Dass to the extent of 1/6 share and Pushkar Raj, Lalit Mohan Sons of and Rajkumari Daughter of late	o Vide Mutation No. 3571 of Inheritance Smt. Savitri Devi widow, Smt. Rashmi Daughter, Rajeev Son of Kishore Chand inherited the share of Kishore Chand to the extent of 1/6 share.

		Sh. Krishan Lal to the extent of 1/6 share.	
2005-06	211/221	Rajeev Son, Smt. Rashmi Daughter and Smt. Savitri Devi widow of Kishore Chand Son of Govind Lal to the extent of 1/6 share, Shakuntala Devi, Smt. Rupo Bai and Smt. Jamana Bai all daughters of Govind Lal to the extent of 1/2 share and Smt. Krishna rani widow, Smt. Alka Daughter, Praveen Kumar and Rajesh Sons of Narayan Dass to the extent of 1/6 share and Smt. Rajkumari Daughter, Pushkar Raj, Lalit Mohan Sons of late Sh. Krishan Lal to the extent of 1/6 share.	o Nill
2010-11	241/256	Rajeev Son, Smt. Rashmi Daughter and Smt. Savitri Devi widow of Kishore Chand Son of Govind Lal to the extent of 1/6 share, Shakuntala Devi, Smt. Rupo Bai and Smt. Jamana Bai all daughters of Govind Lal to the extent of 1/2 share and	o Vide mutation No. 5571 each share holder Sold the land in favour of Smt. Aruna Dang wife of Praveen Dang vide sale deed bearing no. 23361 dated 02.01.2013

		Smt. Krishna rani widow, Smt. Alka Daughter, Praveen Kumar and Rajesh Sons of Narayan Dass to the extent of 1/6 share and Smt. Rajkumari Daughter, Pushkar Raj, Lalit Mohan Sons of late Sh. Krishan Lal to the extent of 1/6 share.	
2016-2016	263/271	Aruna wife of Praveen R/o DLF Gurugram	○ Nill
2020-2021	291/296	Aruna wife of Praveen R/o DLF Gurugram	<ul style="list-style-type: none"> ○ VIDE mutation no. 6837 of sale, Aruna w/o Praveen sold 8 kanal 13 marla land to M/s Countrywide promoters pvt. Ltd. ○ VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.

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 Countrywide promoters pvt. Ltd. as mentioned above.

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 on the basis of 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 Faridabad and inspected the Shajra (Map) as well as the relevant old revenue records and second copy of revenue record for the last 35 (thirty five) 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 Countrywide promoters pvt. Ltd. as mentioned above. That there are no co-sharer left in Khewat and that M/s Countrywide promoters pvt. Ltd. is sole and absolute owner having exclusive possession. 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 stylized 'P' followed by a horizontal line.

फॉर्म नं. 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10642

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.

पुस्तक नं.

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

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नकल

हिफाजत

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अनुवाद

कमीशन

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फार्म संख्या 3 रजिस्ट्री

No.

सब रजिस्ट्रार विभाग

10648

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. Yashwanth

प्राप्त हुई रकम का जोड़ और विवरण

For Registrar, Gurugram

रजिस्ट्री विभाग के अधिकारी के हस्ताक्षर

वसीका न

1990 T/1972

पुस्तक न

रजिस्ट्री होने के तिथी

रजिस्ट्री

तथा इबारत जोरी के शब्दों की संख्या

फीस

फीस

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नकल

हिफाजत

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(Second party copy)

B Book Receipt for Non Registration Purpose

23-12-2024

No:23790

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:2596

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***

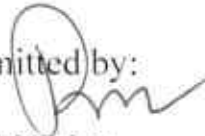
Office at: I-63, South City-I, Gurgaon &
Chamber No. 37, Block C Distt. Courts, Gurgaon 122001
9810100981, 9818057575, 0124-4269144
rn@rnyadav.com, parmanand@rnyadav.com

**Due Diligence Report of the Property
at**

Village Dhankot, Tehsil Kadipur and District Gurugram in the State
of Haryana

Dated: 27.12.2024

Submitted by:



**R.N Yadav,
Parmanand 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 aforementioned 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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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. Yrds.
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

Re:

Investigation of Title – Land admeasuring 01 Kanal 09 Marla situated at Village in the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram in the state of Haryana, (collectively “The Said Land”) owned and possessed by M/s Countrywide promoters pvt. Ltd. By way of mutation no. 6857.

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:

Sr. No.	Khewat/Khata No.	Rectangle & Killa No.	Area in Kanal Marla
1.	173/175 (2020-21)	57//17/1	01 Kanal 09 Marla
Total kitta 1, Land admeasuring 01 Kanal 09 Marla bearing Rectangle No. 57, Killa No. 17/1 (1-09) situated within the revenue estate of Village Dhankot, Tehsil Kadipur and District Gurugram, Haryana, (collectively “The Said Land”) as per Jamabandi for the year 2020-21.			

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 Dhankot for last 30 years, Jamabandi for the year 1990-91 to 2020-21.
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 Dhankot, Tehsil Kadipur and District Gurugram, Haryana and is recorded under the revenue estate of Village 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 1995-96	Khewat/ Khata No.	Persons recorded as owner(s)	Mutation if any
	108/119 to 124	Smt. Gendo Devi Widow of Kallu to the extent of 7/62 share and Satpal and Raj kumar to the extent of 55/62 share out of 1/6 th share, Satender Kumar Dev Son of Baru Ram to the extent of ½ out of 269/600, Ramji Dass Son of Lakha Ram to the extent of ½ share out of 269/600. Sanjay Son of Sibani to the extent of 31/300 out of 1/6. Smt. Gyano Widow, Ramphal, Ramavtar Son of, and Kalawati, Rajrani Daughter of Mange to the extent of 1/3 share. Sultan Son of Kudiya to the extent of 1/12 share. Fakir Chand, Sisram, tekchand, Hajari Lal Son of and Santi Daughter of Sohan to the extent of 1/36. Chander Son of Ram Kishan to the extent of 1/108 share. Naresh Kumar, Pehlad Singh, Kher Singh, Gopi, Jile Singh Sons of and Krishna, Maya, Kuki Daughters and	<ul style="list-style-type: none"> ○ Vide mutation no. 2899 Omprakash Sold his Share to Anil Kumar. ○ Vide Mutation no. 2932 Shri Ram Expired and Budhram, Harsaru, Roop Chand Son of and Smt. Bimla Devi Daughter of Shri Ram Son of Ghisa and Kuldeep Son of and Jyoti Daughter of Murti Devi Daughter of Shri Ram to the extent of 1/18 share inherited his share. ○ Vide Mutation No. 3084 legal heirs of Shri Ram sold their share. ○ Vide Mutation No. 2939 Share of Rangi Son of Ghisa was inherited by Rajbir Son of and Bhateri, Ratni Daughters of Rangi Son of Gisa and Radhey Shyam Son and Smt. Birmati, Santosh, Madi Daughter of Sarbati Daughter of Rangi. ○ Vide mutation no. 3085

		<p>Parmeshwari Widow of Rattan Singh Son of Ram Kishan to the extent of 1/108 share. Smt Leela Widow and Lali Daughter of Fateh Singh to the extent of 1/108 share. Anil Son of Heera Lal to the extent of 1/36 share. Satpal, Rajkumar Son of Raghunath Singh to the extent of 1/6 share.</p>	<p>Rajbir Son of and Bhateri, Ratni Daughters of Rangi Son of Gisa and Radhey Shyam Son and Smt. Birmati, Santosh, Madi Daughter of Sarbati Daughter of Rangi Sold land to Satpal and Rajkumar and Attar Singh also sold his share.</p> <p>○ Vide mutation no. 3086 Gendo Devi sold her 55/62 share to Satpal and Rajkumar</p>
2000-01	117/124 to 129	<p>Smt. Gendo Devi Widow of Kallu to the extent of 7/62 share and Satpal and Rajkumar to the extent of 55/62 share out of 1/6th share, Satender Kumar Dev Son of Baru Ram to the extent of ½ out of 269/600, Ashok Son of Ramji Dass Son of Lakha Ram to the extent of ½ share out of 269/600. Sanjay Son of Sibani to the extent of 31/300 out of 1/6. Smt. Ramphal, Ramavtar Son of, and Kalawati, Rajrani Daughter of Mange to the</p>	<p>○ Vide mutation no. 3325 Ashok inherited the share of Ramji Dass.</p> <p>○ Vide mutation no. 3375 Ramphal, Ramavtar Son and Kalawati, Rajrani inherited the share of Gyano Devi.</p> <p>○ Vide Mutation no 3376 No. Ram Niwas , Pratap Singh, Bijender and Smt. Mamta inherited the share of Tek Chand.</p>

	<p>extent of 1/3 share. Sultan Son of Kudiya to the extent of 1/12 share. Fakir Chand, Sisram Son of Sohan Lal, Ram Niwas, Pratap Singh, Bijender Sons of and Smt Mamta Daughter of Tekchand Son of Sohan Lal, Hajari Lal Son of and Santi Daughter of Sohan to the extent of 1/36. Chander Son of Ram Kishan to the extent of 1/108 share. Naresh Kumar, Pehlad Singh, Kher Singh, Gopi, Jile Singh Sons of and Krishna, Maya, Kuki Daughters and Parmeshwari Widow of Rattan Singh Son of Ram Kishan to the extent of 1/108 share. Smt Leela Widow and Lali Daughter of Fatch Singh to the extent of 1/108 share. Anil Son of Heera Lal to the extent of 1/36 share. Satpal, Rajkumar Son of Raghunath Singh to the extent of 1/6 share.</p>	
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2005-06

131/137-
137/1 to
137/5

Smt. Gendo Devi Widow of Kallu to the extent of 7/62 share and Satpal and Raj kumar to the extent of 55/62 share out of 1/6th share. Satender Kumar Dev Son of Baru Ram to the extent of 1/2 out of 269/600, Ranbir Singh and Hari Prakash Son of Ajit to the extent of 1/2 share out of 269/600, Ranbir Singh and Hari Prakash Son of Ajit to the extent of 31/300 out of 1/6. Smt. Rattan Singh Son Om Prakash to the extent of 1/3 share. Sultan Son of Kudiya to the extent of 1/12 share. Santram Son of Ram Singh to the extent of 1/36. Rohtash, Jagdish, Rajinder Ashok Sons of and Santosh, Sakuntala, Sheela, Sarla Daughters of Chander Son of Ram Kishan to the extent of 1/108 share. Naresh Kumar Son of Rattan Singh, Bhoop Singh and Geeta, Meenakshi, Neetu daughters of Kher Singh Son of Rattan Singh, Sanjay, Subhash, Narender

○ Vide Mutation No. 3387 and 3388 Raphal, Kalwati, Ramavtar and Rajrani sold their share to Parvati.

○ Vide mutation No. 3451 Parvati transferred her share in favour of her Son namely Rattan Singh.

○ Vide mutation no. 3351 Fakir Chand, Sisram Son of Sohan Lal, Ram Niwas, Pratap Singh, Bijender Sons of and Smt Mamta Daughter of Tekchand Son of Sohan Lal, Hajari Lal Son of and Santi Daughter of Sohan Sold their share to Santram.

○ Vide mutation no. 3553 shailnder Kumar and Ashok Kumar Sold their share to Ranbir Singh and Hari Prakash.

○ Vide mutation No. 3890 Rohtash, Jagdish, Rajinder Ashok and Santosh, Sakuntala, Sheela, Sarla inherited the share of Chander.

○ Vide mutation no. 3891

<p>Sons of and Poonam Daughters and Ramo Widow of Gopi, Jile Singh Sons of and Krishna, Maya, Kuki Daughters of Rattan Singh Son of Ram Kishan to the extent of 1/108 share. Lali Daughter of Fateh Singh to the extent of 1/108 share. Anil Son of Heera Lal to the extent of 1/36 share. Satpal, Rajkumar Son of Raghunath Singh to the extent of 1/6 share.</p>	<p>Sanjay, Subhash, Narender, Poonam and Ramo inherited the share of Gopi.</p> <ul style="list-style-type: none"> ○ Vide mutation No. 3888 Parmeshwari died and his share was inherited by Naresh, Pehlad etc. ○ Vide mutation no. 3889 Lali Inherited the share of Leela Devi. ○ Vide Mutation No. 3552 Sanjay Sold his share to Shailender Kumar. ○ Vide Mutation No. 3892 share of Pehlad was inherited by his brother namely Naresh and ors. ○ Vide Badar No. 30 dated 09.02.2011 share of owners were corrected. ○ Vide mutation no. 3886 and 3887 share of Kher Singh and Sumitra was inherited by Bhoop Singh and Geeta, Meenakshi, Neetu.
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2010-11	144/149 to 154	<p>Satpal, Rajkumar Son of Raghunath to the extent of 1/3 share, Shailender Kumar Dev Son of B R Bhardwaj to the extent of 16/975. Smt. Lali Devi Daughter of Fateh Singh to the extent of 2/195 share. Bhoop Singh Son, Smt. Meenakshi, Neetu, Geeta Daughters of kher Singh to the extent of 11/8775. Naresh, Jile Singh Son, Smt. Krishna, Maya, Kuki Daughters of Rattan Singh to the extent of 68/8775. Sanjay, Subhash, Narender Son, Poonam Daughter, Ramo Devi Widow of Gopi to the extent of 11/8775, Rohtash, Jagdish, Rajinder, Ashok Son, Smt. Santosh, Sakuntala, Sheela Devi, Bala Devi Daughters of Chander to the extent of 3/325 share. Rattan Singh Son of Om Prakash to the extent of 1/3342 share. Randhir Singh Son of Shri Chand to the extent of 371/1114. Smt. Champa Devi</p>	<p>o Vide mutation No. 3962 Anil Kumar Sold his land to Virender Singh Son of Sishram and Yusuf Khan Son of Chand Khan.</p> <p>o Vide Mutation no. 4118 and 4420 Rattan Singh Son of Om Prakash Sold his land to Randhir Singh Son of Shri Chand.</p> <p>o Vide mutation no. 4538 Ranbir and Hari Prakash Sold their share in favour of M/s Sun Glow Pvt. Ltd.</p> <p>o Vide mutation No. 5016 Share of Sultan was inherited by Smt. Champa Devi Widow, Jai Bhagwan, Babu Lal, Narayan Singh, Naresh Kumar, Suresh Kumar, Mukesh Kumar, Dharambir Sons and Smt. Inderawati, Nirmala, Sudesh.</p> <p>o Vide mutation No. 5019 Santram Share was Inherited by Chand Kaur Widow, Sukhsam Bala, Renu Bala, Reetu, Monika.</p>
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		Widow, Jai Bhagwan, Babu Lal, Narayan Singh, Naresh Kumar, Suresh Kumar, Mukesh Kumar, Dharambir Sons and Smt. Inderawati, Nirmala, Sudesh daughters of Sultan to the extent 27/325 share. Smt. Chand Kaur Widow and Smt. Sukhsam Bala, Renu Bala, Ritu, Monika Daughters of Sant Ram to the extent of 9/325 share. M/s Sun Glow Overseas Pvt. Ltd. To the extent of 29/195 share. Smt. Indu Wife of Virender Singh to the extent of 9/325 share.	
2015-2016	158/162	Smt. Chhail Kaur Wife of Sh. Ishwar Singh received land Rect. No. 57 Killa No. 17/1 measuring 1 Kanal 9 Marla in partition and by way of sale deeds 31247 dated 14.02.2012, 30834 dated 09.02.2012, 31250 dated 14.02.2012, 31245 dated 14.12.2012, 30858 dated 09.02.2012.	<ul style="list-style-type: none"> o Vide Mutation No. 5313 land was partition between the land owners and killa no. 17/19(1-9) of rectangle 57 was allotted to Smt. Lalli devi D/o Fatch singh to the extent of 90/261 share. Bhoop Singh, Meenkashi, Geeta, Neetu Daughter of

Kher Singh 11/261 share. Naresh, Jile Singh, sons and Krishna, Maya, Kuki Daughters of Rattan Singh in equal share to the extent of 68/261. Sanjay, Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi in equal share to the extent of 11/261 share, Rohtash, Rajinder, Jagish, Ashok sons and Smt. Santosh, Sakhuntala, Shila Devi, Bala Devi Daughters of Chander in equal share to the extent of 81/261 share.

- Vide Mutation No. 5406, Chhail Kaur Pruchase land from Bhoop Singh, Meenkashi, Geeta, Neetu Daughter of

Kher Singh.

- Vide Mutation No 5407 Chhail Kaur purchase land from Lali @ Savitri Daughter of Fateh Singh.
- Vide Mutation No 5408, Chhail Kaur purchased land from Naresh, Jile Singh, Krishna Maya and Kuki Daughters of Rattan Singh
- Vide Mutation No 5409, Chhail Kaur purchased land from Sanjay, Subhash, Narender sons and Poonam daughter and Ramo devi widow of Gopi.
- Vide Mutation No 5410 Chhail Kaur purchased land from Rohtash, Rajinder, Jagish, Ashok, Santosh, Sakhuntala, Shila Devi, Bala Devi Daughter of

			Chander.
2020-21	173/175	Smt. Chhail Kaur Wife of Sh. Ishwar Singh	<ul style="list-style-type: none"> ○ VIDE mutation no. 6857 of sale, Smt. Chhail Kaur Wife of Sh. Ishwar Singh sold killa no. 17/1(1-9) of rectangle 57 to M/s Countrywide promoters pvt. Ltd. ○ VIDE rapat no. 167 dated 4/12/2024, License no. 165 of 2024 in favour of M/s Countrywide promoters pvt. Ltd. is recorded in revenue records.

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 Countrywide promoters pvt. Ltd. as mentioned above.

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 on the basis of 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 favour of M/s Countrywide promoters pvt. Ltd. as

mentioned above. That there are no co-sharer left in Khewat and that M/s Countrywide promoters pvt. Ltd. is sole and absolute owner having exclusive possession as per Jamabandi for the year 2020-2021 and supporting documents. 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 stylized 'D' followed by a horizontal line and a diagonal stroke.