

Dated-24.06.2025

**Title Search Report**

The present title search has been carried out for Devatwal and Devatwal Developers Private Limited for land admeasuring 46 Kanal 04 Marla i.e. approx. 5.775 acres situated in the revenue estate of village Sohna, sector- 2, Sohna, Gurugram, Haryana. ("Subject Lands").

**Description of the Subject Lands:**

Lands admeasuring 46 Kanal 04 Marla i.e. approx. 5.775 acres situated in Village: Sohna, Sector- 2, Sohna, Gurugram, Haryana.

Reference No.	Khewat No.	Rectangle No.	Kila No.	Area	
				K	M
Land 1	1651	111	2/2	4	18
			3/2	5	16
			8	8	0
			9	8	0
			10	8	0
Sub Total			Kite- 5	34	14
Land No. 2	1166	111	1	8	0
		112	5/1	3	0
		95	25/2	0	10
Sub Total			Kite- 3	11	10
Total				46	4

**Present Owner of the Lands (as per revenue records):**

The Land 1 as mentioned hereinabove is exclusively owned by:

1. Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal 357/ 694 share
2. Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan 337/694 share.

Whereas, The Land 2 as mentioned hereinabove is exclusively owned by:

1. Shripal S/o Munshi.

and the same has been confirmed by Devatwal and Devatwal Developers Private Limited.

**Developer of the Project:**

Devatwal and Devatwal Developers Private Limited is developing an Affordable Plotted Colony under DDJAY Policy on the Subject Lands.

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### Documents Examined:

Last 30 years' documents have been examined in the Halka Patwari office with regard to the above land and have found and can confirm that the Land 1 is presently owned by Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunder Lal 357/ 694 share and Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan 337/694 share. Whereas, Land 2 is presently owned by Shripal S/o Munshi.

### We have examined the following documents:

#### **Jamabandi Year 2001-02:**

Khewat number 1294/1548, rectangle no. 111, Kila no. 2/2(4-18), 3(6-16), 8(8-0), 9(8-0), 10(8-0), Kite- 5, area 35 kanal- 14 Marla was owned by Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal S/o sardar ½ share and Sunil- Krishan- Sachin Ss/o Roshanlal S/o Sardar ½ Share.

Whereas, Khewat number 878/942, rectangle no. 95, kila no. 22/2(2-0), 23(7-17), 24(8-0), 25(8-0), Rect. No. 111, Kila No. 1(8-0), Rect. No. 112, kila no. 4(0-18), 5(7-16), 6(4-14), kite- 8, area 47 Kanal- 5 Marla was owned by Keshoram- Ramesh- Shripal Ss/o Munshi.

#### **Jamabandi Year 2006-07:**

Khewat number 1499/1742, rectangle no. 111, Kila no. 2/2(4-18), 3(6-16), 8(8-0), 9(8-0), 10(8-0), Kite- 5, area 35 kanal- 14 Marla was owned by Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal S/o sardar ½ share and Sunil- Krishan- Sachin Ss/o Roshanlal S/o Sardar ½ Share.

Whereas, Khewat number 1040/1089, rectangle no. 95, kila no. 25(8-0), Rect. No. 111, Kila No. 1(8-0), Rect. No. 112, kila no. 4(0-18), 5(7-16), 6(4-14), kite- 5, area 29 Kanal- 8 Marla was owned by Keshoram- Ramesh- Shripal Ss/o Munshi.

#### **Jamabandi Year 2011-12:**

Khewat number 1651/1898, rectangle no. 111, Kila no. 2/2(4-18), 3(6-16), 8(8-0), 9(8-0), 10(8-0), Kite- 5, area 35 kanal- 14 Marla was owned by Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal S/o sardar ½ share and Sunil- Krishan- Sachin Ss/o Roshanlal S/o Sardar ½ Share.

**Mutation No. 27608:** Sunil- Krishan- Sachin Ss/o Roshanlal transferred 20/136 share of Rect. 111, kila no. 3 (6-16) to Sharda Devi wife and Smt. Seema- Reena- Rani D/o Ramphal.



**Mutation No. 29280:** By taksim Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal S/o sardar 357/694 share and Sunil- Krishan- Sachin Ss/o Roshanlal S/o Sardar acquired 337/694 Share in Rect. No. 111, Kila No. 2/2(4-18), 3/2(5-16), 8(8-0), 9(8-0), 10(8-0), kite- 5, Area 34 Kanal 14 Marla.

Whereas, Khewat number 1166/1217, rectangle no. 95, kila no. 25(8-0), Rect. No. 111, Kila No. 1(8-0), Rect. No. 112, kila no. 4(0-18), 5(7-16), 6(4-14), kite- 5, area 29 Kanal- 8 Marla was owned by Keshoram- Ramesh- Shripal Ss/o Munshi.

**Mutation No. 24039:** Ramesh S/o Munshi S/o inder sold 40/250 share of 112//5(7-16), 6(4-14), kita-2, area 12kanal 10 Marla to Kamla W/o Tula ram.

**Mutation No. 26407:** Smt. Kamla W/o Tula Ram transferred 40/250 share of 112//5(7-16), 6(4-14), kita-2, area 12kanal 10 Marla to Sukhdev Bhati S/o Tula ram.

**Mutation No. 26693:** Sukhdev Bhati S/o Tula ram sold 40/250 share of 112//5(7-16), 6(4-14), kita-2, area 12kanal 10 Marla to Dheerja Sharma D/o Jai Parkash Sharma.

**Mutation No. 28447:** Shripal S/o Munshi transferred 250/1440 share of 95//25(8-0) to Jagbir Singh- Anoop Kumar Ss/o Shripal.

**Mutation No. 29217:** Ramesh s/o Munshi transferred his 1/3 share in 111//1(8-0) to 112//4(0-18), kita-2, area 8 kanal 18Marla to Jaiveer S/o Ramesh.

Ramesh transferred 43/250 share of 112//5(7-16), 6(4-14), kita-2, area 12 kanal 10 marla to Jaiveer S/o Ramesh.

Ramesh transferred his 1/3 share of 95//25(8-0), 24(8-0) to Jaiveer S/o Ramesh.

**Mutation No. 29269:** Jaiveer S/o Ramesh sold 1/3 share of 111//1(8-0) to 112//4(0-18) to Yashoda Gupta w/o Pahlad.

Jaiveer S/o Ramesh sold 43/250 share of 112//5(7-16), 6(4-14) to Yashoda Gupta.

Jaiveer S/o Ramesh sold salam share of 95//25(8-0), 24(8-0) to Yashoda Gupta.

**Mutation No. 29279:** By Taksim Shripal S/o Munshi acquired 95// 25/2(0-10), 111//1(8-0), 112//5/1 (3-0), Kita-3, Area 11 kanal 10 marla.



**Litigation:**

It is further certified and confirmed that at present no litigation/claim exists or is pending on the Subject Lands with respect to the title of the scheduled land in the records of Halka Patwari or in the Revenue Records.

**License:**

License No. 258 of 2023 was granted by the Department of Town and Country Planning, Haryana to Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunder Lal, Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan Lal and Shripal S/o Munshi in collaboration with Devatwal and Devatwal Developers Private Limited for setting up of an Affordable Residential Plotted Colony (under DDJAY- 2016) over an area admeasuring 5.775 acres situated in the revenue estate of village Sohna, Sector- 2, Sohna, Gurugram, Haryana and the License is valid Upto 03.12.2028.

**License Rapat:**

As per Rapat No. 1161 dated 12. 08. 2024 of the revenue record, license has been granted on the Subject Lands.

**Zoning Plan:**

The Department of Town and Country Planning, Chandigarh, Haryana has issued Revised layout cum demarcation Plan as Drg. No. DTCP-10870 dated 13.02.2025 and Demarcation cum zoning plan as Drg. No. DTCP- 10871 dated 13.02.2025 vide Memo No. ZP- 2067/ JD (RA)/ 2025/ 5876 dated 13.02. 2025.

**Development Agreement:**

1. Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal, Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan Lal have executed a collaboration agreement in favour of Devatwal and Devatwal Developers Private Limited to develop and market a Project under DDJAY Policy on the Subject Lands and the same has been registered with office of Sub-Registrar Sohna as Document No. 11260 dated 02.02.2023. Further, an irrevocable power of attorney (GPA) in favour of Devatwal and Devatwal Developers Private Limited has been registered with office of Sub- Registrar Sohna as Document No. 165 dated 02.02.2023 for the purpose of authorizing and giving all the powers, entitlements and authorities as may be necessary required to develop a Project under DDJAY Policy on the Subject Lands.

2. Shri Pal S/o Munshi has executed a collaboration agreement in favour of Devatwal and Devatwal Developers Private Limited to develop and market a Project under DDJAY Policy on the Subject Lands and the same has been registered with office of Sub-Registrar Sohna as Document No. 12409 dated 15.03.2023. Further, an irrevocable power of attorney (GPA) in favour of Devatwal and Devatwal Developers Private Limited has been registered with office of Sub-Registrar Sohna as Document No. 181 dated 15.03.2023 for the purpose of authorizing and giving all the powers, entitlements and authorities as may be necessary required to develop a Project under DDJAY Policy on the Subject Lands.

**Possession:**

As per revenue records, Devatwal and Devatwal Developers Private Limited is in recorded possession of the Subject Lands.

**Dues Outstanding:**

Since the license has been granted in respect of the above mentioned land, hence revenue lagana is not required to be paid.

**Non- Encumbrance certificate:**

Non-Encumbrance certificate in respect of the above-mentioned land is issued on 06.06.2025 by The Tehsildar, Sohna.

**Conclusion:**

Bhim Singh- Balbir Singh- Samay Singh Ss/o Sunderlal, Sunil Kumar- Krishan Pal- Sachin Ss/o Roshan Lal are the present owners of the Land 1. Whereas, Shripal S/o Munshi is the present owner of the Land 2. Devatwal and Devatwal Developers Private Limited is the Development Right holder of the Subject Lands.

**ASHOK KUMAR**  
**Advocate**  
**P/2691/2014**