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REPORT NO. TSR-48 **SEPTEMBER 05, 2025**

EMAAR INDIA LIMITED.
Having its Office at Emaar Business Park, Sikenderpur Chowk, Sector-28, Gurugram-122002, Haryana.

Kind Attention. :- Mr. Kuldeep Singh Chauhan

SUB : **LEGAL OPINION-CUM TITLE SEARCH REPORT IN RESPECT OF LAND BEARING;**

(1) **KHEWAT NO. 195, KHATONI NO. 199, RECT NO. 50, KILLA NO. 17/2/2/2 MIN(0-10), 18/2/2(3-19), 19/2/2/1(2-1), 23(2-17) ADMEASURING 09 KANAL 07 MARLA. [Property presently exclusively owned by Ajit Singh son of Mange Ram]**

(2) **KHEWAT NO. 196, KHATONI NO. 200, RECT NO. 50, KILLA NO. 19/2/2/2 (1-19), 20/2(4-13), 21(8-0), 22(7-9), 28(0-11) RECT. NO. 53, KILLA NO. 5/2(2-1), 6(2-5), 7/1(1-12), RECT. NO. 54, KILLA NO. 1(9-0) ADMEASURING 37 KANAL 10 MARLA. [Property presently exclusively co-owned by Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram -3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share]**

(3) **KHEWAT NO. 224, KHATONI NO. 228, RECT NO. 50, KILLA NO. 13/1/3 (2-5), 14/1/2 (0-12) ADMEASURING 02 KANAL 17 MARLA. [Property presently exclusively owned by Bharat Singh son of Umrao]**

(4) **KHEWAT NO. 225, KHATONI NO. 229, RECT NO. 50, KILLA NO. 7/2 (0-4), 8/2(0-4), 9/2(0-4), 10/1/2(0-1), 11/2/2(0-12), 12/1/2(3-7), 13/1/2(1-2) ADMEASURING 05 KANAL 14 MARLA. [Property presently co- owned by Karambir son of Umrao-1/2 share, Arvind Rana son of Sultan Singh-1/2 share]**

(5) **KHEWAT NO. 238, KHATONI NO. 242, RECT NO. 50, KILLA NO. 11/1/3 (2-0), 12/2(1-11), 13/2(1-11), 14/2/1(0-9), 17/1/1/2(1-0), 18/1/1(2-14), 19/1/1(2-14), 20/1(3-7) ADMEASURING 15 KANAL 06 MARLA. [Property presently exclusively owned by Rishi Rosh son of Piare]**

(6) **KHEWAT NO. 239, KHATONI NO. 243, RECT NO. 50, KILLA NO. 10/2 (5-15), 11/1/2(2-6), 26(0-7) RECT. NO. 51, KILLA NO. 6/1(3-14), 6/2(2-5), 15/1/2(0-18) ADMEASURING 15 KANAL 05 MARLA. [Property presently exclusively owned by Bir Singh son of Piare]**

TOTAL LAND ADMEASURING 85 KANAL 19 MARLA OR SAY 10.744 ACRES ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE

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BAJGHERA, TEHSIL& DISTRICT GURUGRAM, HARYANA , READ WITH LICENSE NO. 04 OF 18.02.2013 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY SECTOR-112, GURUGRAM UNDER THE DEVELOPER-M/S EMAAR MGF LAND LIMITED NOW KNOWN AS EMAAR INDIA LIMITED.

SIR,

As required and instructed by you, as per land details provided by you, I have inspected, examined and scrutinized various documents and records pertaining to the land mentioned above at the Office of Sub Registrar, Gurugram, concerned Halka Patwari of Village Bajghera, District Gurugram, District Revenue Record Room Gurugram for the period of last 30 years for ascertaining the status/title of the aforesaid land under report. The details of the documents examined are given hereunder.

Based upon the aforesaid, search, inspection and examination of the documents and record, and subsequent findings, I am of the opinion that:-

PRESENT PROPERTY/LAND OWNERS

Property is presently owned by:

[For the land of clause no. (1)]

AJIT SINGH SON OF MANGE RAM- EXCLUSIVE OWNER

[For the land of clause no. (2)]

TEJPAL SINGH, SATBIR SINGH, RAMBIR SONS OF MANGE RAM -3/4 SHARE, PARMIL, PARDEEP SONS OF RAGHBIR SON OF MANGE RAM-1/4 SHARE

[For the land of clause no. (3)]

BHARAT SINGH SON OF UMRAO- EXCLUSIVE OWNER

[For the land of clause no. (4)]

KARAMBIR SON OF UMRAO-1/2 SHARE,
ARVIND RANA SON OF SULTAN SINGH-1/2 SHARE

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[For the land of clause no. (5)]

RISHI ROSH SON OF PIARE- EXCLUSIVE OWNER

[For the land of clause no. (6)]

BIR SINGH SON OF PIARE- EXCLUSIVE OWNER

PROPERTY DETAILS

AS ALREADY MENTIONED ABOVE

DEVELOPER OF LAND UNDER SEARCH

M/S EMAAR MGF LAND LIMITED [NOW KNOWN AS EMAAR INDIA LIMITED].- VIDE LICENSE NO.-04 OF 2013 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY SECTOR-112, GURUGRAM, HARYANA AND THE LAND OWNERS HAVE ALSO MADE DEVELOPMENT AGREEMENT DATED 22.01.2017, READ WITH SUPPLEMENTARY AGREEMENT DT. 15.05.2014 AND GENERAL POWER OF ATTORNEY FOR DEVELOPMENT OF THE AFORESAID LAND IN FAVOUR OF M/S EMAAR MGF LAND LIMITED VIDE VASIKA NO. 749 DT. 08.09.2014, 775, 776 DATED 17.09.2014, 788 & 789 DATED 18.09.2014 DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR GURUGRAM.

DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED

Jamabandi for the year 2019-2020, 2014-2015 , 2009-2010, 2004-2005, 1999-2000 and 1994-1995 and their mutations, rapats, sale deed etc.

I have carried out the upto date search for the period of last 30 years in the office of Sub-Registrar, Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since 1994-1995 with regard to the above said land to verify the flow of title of the said land and my findings is given as herein follows: -

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE

[For the land of clause no. (1)]

KHEWAT NO. 195, KHATONI NO. 199, RECT NO. 50, KILLA NO. 17/2/2/2 MIN(0-10), 18/2/2(3-19), 19/2/2/1(2-1), 23(2-17) ADMEASURING 09 KANAL 07 MARLA. [Property presently exclusively owned by Ajit Singh son of Mange Ram]

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1. That the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (1) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation and rapat in red ink is reflected, except the rapat no. 302/dt.15.02.2002, 306/dt. 15.02.2002 in black ink are also reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

2. That rapat no. 302/dt.15.02.2002, 306/dt. 15.02.2002 reveals that land bearing rect. no. 50, killa no. 17/2min has been notified for section 4 & 6 under the Land acquisition act and award of the same has also been passed.

3. That prior to this the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (1) in the revenue record as per **Jamabandi for the year 2014-2015.**

4. That prior to this the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has got the aforesaid land under report of clause no.-1-exclusively along with other land, out of his unpartitioned land measuring 49 Kanal 19 Marla in lieu of his 1/5 share by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1948 sanctioned on 30.08.2011.**

5. That prior to this the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 49 Kanal 19 Marla to the extent of 1/5 share, along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010.**

6. That prior to this the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 49 Kanal 19 Marla to the extent of 1/5 share, along with other co-owners in the revenue record as per **Jamabandi for the year 2004-2005.**

7. That prior to this the aforesaid owner under report i.e. **Ajit Singh son of Mange Ram** has got the aforesaid unpartitioned land measuring 49 Kanal 19 Marla to the extent of 1/5 share along with other legal heirs Parmil, Pardeep sons of

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Randhir Singh son of Mange Ram-1/5 share, Tejpal Singh, Satbir Singh, Rambir Singh sons of Mange Ram son of Sher Singh-3/5 share by way of inheritance on death of father-Mange Ram son of Sher singh and same has been duly entered and mutated in the revenue record vide duly inheritance **mutation no. 1236 sanctioned on 02.05.2001**

8. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be exclusive owner in possession of the land measuring 49 Kanal 19 Marla in the revenue record as per **Jamabandi for the year 1999-2000.**

9. That prior to this the aforesaid previous owner **Mange Ram son of Sher Singh** has got the aforesaid land measuring 49 Kanal 19 Marla in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**

10. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be owner in possession of the unconsolidated and unpartitioned land, out of which he got the aforesaid land measuring 49 kanal 19 marla in the revenue record as per **Jamabandi for the year 1994-1995.**

Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 1 above has been observed.

[For the land of clause no. (2)]

KHEWAT NO. 196, KHATONI NO. 200, RECT NO. 50, KILLA NO. 19/2/2/2 (1-19), 20/2(4-13), 21(8-0), 22(7-9), 28(0-11) RECT. NO. 53, KILLA NO. 5/2(2-1), 6(2-5), 7/1(1-12), RECT. NO. 54, KILLA NO. 1(9-0) ADMEASURING 37 KANAL 10 MARLA. [Property presently exclusively co-owned by Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram -3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share]

1. That the aforesaid owners under report i.e. **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram -3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share** have been shown to be co- owners in possession of the aforesaid land under report mentioned above in clause no. (2) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation and rapat in red ink is reflected, except the rapat no.

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302/dt.15.02.2002, 306/dt. 15.02.2002 in black ink are also reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

2. That rapat no. 302/dt.15.02.2002, 306/dt. 15.02.2002 reveals that land bearing rect. no. 50, killa no. 17/2min has been notified for section 4 & 6 under the Land acquisition act and award of the same has also been passed.

3. That prior to this the aforesaid owners under report i.e. **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram -3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share** have been shown to be co- owners in possession of the aforesaid land under report mentioned above in clause no. (1) in the revenue record as per **Jamabandi for the year 2014-2015.**

4. That prior to this the aforesaid owner under report i.e. **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram-3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share have** got the aforesaid land under report of clause no.-2-along with other land, out of his unpartitioned land measuring 49 Kanal 19 Marla in lieu of his 1/5 share each of **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram and in lieu of 1/10 share each of Parmil, Pardeep sons of Raghbir son of Mange Ram** by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1948 sanctioned on 30.08.2011.**

5. That prior to this the aforesaid owner under report i.e. **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram-1/5 share each, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/10 share each** have been shown to be co-owner in possession of the aforesaid unpartitioned land measuring 49 Kanal 19 Marla along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010.**

6. That prior to this the aforesaid owner under report i.e. **Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram-1/5 share each, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/10 share each** have been shown to be co-owner in possession of the aforesaid unpartitioned land measuring 49 Kanal 19 Marla along with other co-owners in the revenue record as per **Jamabandi for the year 2004-2005.**

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7. That prior to this the aforesaid previous owners has got the aforesaid unpartitioned land measuring 49 Kanal 19 Marla to the extent of their aforesaid respective share along with other legal heirs i.e **Parmil, Pardeep sons of Randhir Singh son of Mange Ram-1/5 share, Ajit Singh,Tejpal Singh, Satbir Singh, Rambir Singh sons of Mange Ram son of Sher Singh-4/5 share** by way of inheritance on death of father-Mange Ram son of Sher singh and same has been duly entered and mutated in the revenue record vide duly inheritance **mutation no. 1236 sanctioned on 02.05.2001**

8. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be exclusive owner in possession of the land measuring 49 Kanal 19 Marla in the revenue record as per **Jamabandi for the year 1999-2000.**

9. That prior to this the aforesaid previous owner **Mange Ram son of Sher Singh** has got the aforesaid land measuring 49 Kanal 19 Marla in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**

10. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be owner in possession of the unconsolidated and unpartitioned land, out of which he got the aforesaid land measuring 49 kanal 19 marla in the revenue record as per **Jamabandi for the year 1994-1995.**

Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 2 above has been observed.

[For the land of clause no. (3)]

KHEWAT NO. 224, KHATONI NO. 228, RECT NO. 50, KILLA NO. 13/1/3 (2-5), 14/1/2 (0-12) ADMEASURING 02 KANAL 17 MARLA. [Property presently exclusively owned by Bharat Singh son of Umrao]

1. That the aforesaid owner under report i.e. **Bharat Singh son of Umrao** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (3) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation and rapat in red ink is reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

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2. That prior to this the aforesaid owner under report i.e. **Bharat Singh son of Umrao** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (3) in the revenue record as per **Jamabandi for the year 2014-2015.**

3. That prior to this the aforesaid owner under report i.e. **Bharat Singh son of Umrao** has got the aforesaid land under report of clause no.-3-exclusively along with other land, out of his unpartitioned land measuring 24 Kanal 08 Marla in lieu of his 1/3 share by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1949 sanctioned on 30.08.2011.**

4. That prior to this the aforesaid owner under report i.e. **Bharat Singh son of Umrao** has been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 24 Kanal 08 Marla to the extent of 1/3 share, along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010 and also Jamabandi for the year 2004-2005,** beside this mutation no. 1690 & 1714 and rapat no. 430/dt. 18.01.2020, 449/dt. 30.01.2010 & 570/dt. 30.03.2010 are also reflected regarding the aforesaid land under reprot in the column of remarks in the aforesaid Jamabandi 2019-2020.

5. That mutation no. 1690 and 1714 are not related with the aforesaid land under report.

6. That acquired area of the land vide rapat no. 430/dt. 18.01.2020, 449/dt. 30.01.2010 & 570/dt. 30.03.2010 have already deducted in the aforesaid land under report.

7. That prior to this the aforesaid owner under report i.e. **Bharat Singh son of Umrao-1/3 share** has got the aforesaid unpartitioned land measuring 24 Kanal 8 Marla along with other land to the extent of 1/3 share along with other legal heirs **Sultan, karambir sons of Umrao singh-2/3 share** by way of inheritance on death of **father-Umrao son of Shri Ram** and same has been duly entered and mutated in the revenue record vide duly inheritance **mutation no. 1248 sanctioned on 12.06.2002.**

8. That prior to this the aforesaid previous owner i.e. **Umrao son of Shri Ram** has been shown to be exclusive owner in possession of the land measuring 24 Kanal 8 Marla in the revenue record as per **Jamabandi for the year 1999-2000.**

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9. That prior to this the aforesaid previous owner **Umrao son of Shri Ram** has got the aforesaid land measuring 24 Kanal 8 Marla in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**

10. That prior to this the aforesaid previous owner i.e. **Umrao son of Shri Ram** has been shown to be co-owner in possession of the unconsolidated and unpartitioned land to the extent of ½ share, out of which he got the aforesaid land measuring 24 kanal 8 marla in the revenue record as per **Jamabandi for the year 1994-1995.**

Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 3 above has been observed.

[For the land of clause no. (4)]

KHEWAT NO. 225, KHATONI NO. 229, RECT NO. 50, KILLA NO. 7/2 (0-4), 8/2(0-4), 9/2(0-4), 10/1/2(0-1), 11/2/2(0-12), 12/1/2(3-7), 13/1/2(1-2) ADMEASURING 05 KANAL 14 MARLA. [Property presently co- owned by Karambir son of Umrao-1/2 share, Arvind Rana son of Sultan Singh-1/2 share]

1. That the aforesaid owner under report i.e. **Karambir son of Umrao-1/2 share, Arvind Rana son of Sultan Singh-1/2 share** have been shown to be co-owners in possession of the aforesaid land under report mentioned above in clause no. (4) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation and rapat in red ink is reflected, except the mutation no. 2264 in black ink regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

2. That prior to this the aforesaid owner under report i.e. **Arvind Rana son of Umrao** had inherited the aforesaid land under report of clause no.-4 to the extent of ½ share by way of testamentary succession i.e registered Will bearing vasika no. 895 dt. 11.02.2010, on death of **his father-Sultan son of Umrao** entered in the revenue record vide rapat no. 451 dt. 01.02.2019 vide date of death 08.01.2018 and same has been duly entered and mutated in the revenue record vide duly sanctioned **mutation no.2264 sanctioned on 08.02.2020.**

3. **REMARKS:-** **It is pertinent to mention here that in which Will bearing vasika no. 895 dt. 11.02.2010 aforesaid deceased Sultan son of Umrao has**

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excluded his other legal heirs i.e. Smt. Saroj, Sunita, Rekha-daughter of Sultan from natural inheritance of the aforesaid land under report, hence it is advisable that prior to purchase the aforesaid land to the extent of share of Sultan, NO Objection certificate regarding the execution of the aforesaid Will duly attested by the executive magistrate should be taken from the aforesaid excluded heirs of the deceased Sultan.

4. That prior to this the aforesaid owner under report i.e. **Karambir son of Umrao-1/2 share & aforesaid Sultan son of Umrao-1/2 share** have been shown to be co- owners in possession of the aforesaid land under report mentioned above in clause no. (4) in the revenue record as per **Jamabandi for the year 2014-2015.**

5. That prior to this the aforesaid owner under report i.e. **Karambir, Sultan sons of Umrao-1/2 share each** has got the aforesaid land under report of clause no.-4-exclusively along with other land, out of his unpartitioned land measuring 24 Kanal 08 Marla in lieu of his 1/3 share each by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1949 sanctioned on 30.08.2011.**

6. That prior to this the aforesaid owner under report i.e. **Karambir, Sultan sons of Umrao-1/3 share each** has been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 24 Kanal 08 Marla , along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010 and also Jamabandi for the year 2004-2005** beside this mutation no. 1690 & 1714 and rapat no. 430/dt. 18.01.2020, 449/dt. 30.01.2010 & 570/dt. 30.03.2010 are also reflected regarding the aforesaid land under reprot in the column of remarks in the aforesaid Jamabandi 2019-2020.

7. That mutation no. 1690 and 1714 are not related with the aforesaid land under report.

8. That acquired area of the land vide rapat no. 430/dt. 18.01.2020, 449/dt. 30.01.2010 & 570/dt. 30.03.2010 have already deducted in the aforesaid land under report.

9. That prior to this the aforesaid owners under report i.e. **Sultan, karambir sons of Umrao singh-2/3 share** has got the aforesaid unpartitioned land measuring 24 Kanal 8 Marla along with other land to the extent of 1/3 share each **along**

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with other legal heir Bharat Sing son of Umrao singh-1/3 share by way of inheritance on death of their **father-Umrao son of Shri Ram** and same has been duly entered and mutated in the revenue record vide duly inheritance **mutation no. 1248 sanctioned on 12.06.2002.**

10. That prior to this the aforesaid previous owner i.e. **Umrao son of Shri Ram** has been shown to be exclusive owner in possession of the land measuring 24 Kanal 8 Marla in the revenue record as per **Jamabandi for the year 1999-2000.**

11. That prior to this the aforesaid previous owner **Umrao son of Shri Ram** has got the aforesaid land measuring 24 Kanal 8 Marla in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**

12. That prior to this the aforesaid previous owner i.e. **Umrao son of Shri Ram** has been shown to be co-owner in possession of the unconsolidated and unpartitioned land to the extent of ½ share, out of which he got the aforesaid land measuring 24 kanal 8 marla in the revenue record as per **Jamabandi for the year 1994-1995.**

Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 4 above has been observed, **except the aforesaid remarks**.

[For the land of clause no. (5)]

KHEWAT NO. 238, KHATONI NO. 242, RECT NO. 50, KILLA NO. 11/1/3 (2-0), 12/2(1-11), 13/2(1-11), 14/2/1(0-9), 17/1/1/2(1-0), 18/1/1(2-14), 19/1/1(2-14), 20/1(3-7) ADMEASURING 15 KANAL 06 MARLA. [Property presently exclusively owned by Rishi Rosh son of Piare]

1. That the aforesaid owner under report i.e. **Rishi Rosh son of Piare** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (5) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation in red ink is reflected, except the rapat no. 306/dt. 15.02.02, 430/dt. 18.01.2010, 449/dt. 30.01.2010, 570/dt.31.03.2010 in black ink is reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

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2. That rapat no. 306/dt. 15.02.02, 430/dt. 18.01.2010, 449/dt. 30.01.2010, 570/dt.31.03.2010 reveals that area of acquisition of land under this rapat has already been deducted from the aforesaid land under report.

3. That prior to this the aforesaid owner under report i.e. **Rishi Rosh son of Piare** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (5) in the revenue record as per **Jamabandi for the year 2014-2015.**

4. That prior to this the aforesaid owner under report i.e. **Rishi Rosh son of Piare** has got the aforesaid land under report of clause no.-5-exclusively along with other land, out of his unpartitioned land measuring 41 Kanal 06 Marla in lieu of his 1/2 share by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1947 sanctioned on 30.08.2011.**

5. That prior to this the aforesaid owner under report i.e. **Rishi Rosh son of Piare & Bir Singh son of Piare** have been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 41 Kanal 06 Marla , along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010.**

6. That prior to this the aforesaid owner under report i.e. **Rishi Rosh son of Piare & Bir Singh son of Piare** have got the aforesaid land under report by way of testamentary succession by way of registered Will bearing vasika no. 846/dt. 24.02.2006, duly registered in the office of Sub-Registrar Gurugram, Haryana, on death of their father-Piare son of Bihari died on 27.04.2007 and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1722 sanctioned on 09.09.2010.**

7. **REMARKS:-** **It is pertinent to mention here that in which Will bearing vasika no. 846 dt. 24.02.2006 aforesaid deceased Piare son of Bihari has excluded his other legal heirs i.e. Smt. Nirmla Rani, Smt. Birmati-daughters of Pyare from natural inheritance of the aforesaid land under report, hence it is advisable that prior to purchase the aforesaid land , NO Objection certificate regarding the execution of the aforesaid Will duly attested by the executive magistrate should be taken from the aforesaid excluded heirs of the deceased Pyare. However as per the Limitation Act,**

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the time prescribed for challenge of Will is Three Years from the date of Knowledge of this Will after the death of executant of the Will.

8. That prior to this the aforesaid previous owner i.e **Piare son of Bihari** has been shown to be exclusive owner in possession of the aforesaid unpartitioned land belongs to the land of clause no.-5 above in the revenue record as per **Jamabandi for the year 2004-2005.**

9. That prior to this the aforesaid previous owner i.e **Piare son of Bihari** have been shown to be eclusive owner in possession of the aforesaid unpartitioned land belongs to the land of clause no.-5 above in the revenue record as per **Jamabandi for the year 1999-2000.**

10. That prior to this the aforesaid previous owner **Piare son of Bihari** has got the aforesaid land measuring in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**

11. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be owner in possession of the unconsolidated and unpartitioned land, out of which he got the aforesaid land belongs to the land of clause no.5 in the revenue record as per **Jamabandi for the year 1994-1995.**

Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 5 above has been observed, except the aforesaid remarks.

[For the land of clause no. (6)]

KHEWAT NO. 239, KHATONI NO. 243, RECT NO. 50, KILLA NO. 10/2 (5-15), 11/1/2(2-6), 26(0-7) RECT. NO. 51, KILLA NO. 6/1(3-14), 6/2(2-5), 15/1/2(0-18) ADMEASURING 15 KANAL 05 MARLA. [Property presently exclusively owned by Bir Singh son of Piare]

1. That the aforesaid owner under report i.e. **Bir Singh son of Piare** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (6) in the revenue record as per **Jamabandi for the year 2019-2020,** beside this no mutation in red ink is reflected, except the rapat no. 306/dt. 15.02.02, 430/dt. 18.01.2010, 449/dt. 30.01.2010,

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570/dt.31.03.2010 in black ink is reflected regarding the aforesaid land in the column of remarks in the aforesaid Jamabandi 2019-2020.

2. That rapat no. 306/dt. 15.02.02, 430/dt. 18.01.2010, 449/dt. 30.01.2010, 570/dt.31.03.2010 reveals that area of acquisition of land under this rapat has already been deducted from the aforesaid land under report.

3. That prior to this the aforesaid owner under report i.e. **Bir Singh son of Piare** has been shown to be exclusive owner in possession of the aforesaid land under report mentioned above in clause no. (6) in the revenue record as per **Jamabandi for the year 2014-2015.**

4. That prior to this the aforesaid owner under report i.e. **Bir Singh son of Piare** has got the aforesaid land under report of clause no.-6-exclusively along with other land, out of his unpartitioned land measuring 41 Kanal 06 Marla in lieu of his 1/2 share by way of partition by mutual consent between the all co-owners of the aforesaid unpartitined land and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1947 sanctioned on 30.08.2011.**

5. That prior to this the aforesaid owner under report i.e. **Bir Singh son of Piare & Rishi Rosh son of Piare** have been shown to be co- owner in possession of the aforesaid unpartitioned land measuring 41 Kanal 06 Marla , along with other co-owners in the revenue record as per **Jamabandi for the year 2009-2010.**

6. That prior to this the aforesaid owner under report i.e. **Bir Singh son of Piare & Rishi Rosh son of Piare** have got the aforesaid land under report by way of testamentary succession by way of registered Will bearing vasika no. 846/dt. 24.02.2006, duly registered in the office of Sub-Registrar Gurugram, Haryana, on death of their father-Piare son of Bihari died on 27.04.2007 and same has been duly entered and mutated in the revenue record vide duly sanctioned **partition mutation no.1722 sanctioned on 09.09.2010.**

REMARKS:- <u>It is pertinent to mention here that in which Will bearing vasika no. 846 dt. 24.02.2006 aforesaid deceased Piare son of Bihari has excluded his other legal heirs i.e. Smt. Nirmla Rani, Smt. Birmati-daughters of Pyare from natural inheritance of the aforesaid land under report, hence it is advisable that prior to purchase the aforesaid land , NO Objection certificate regarding the execution of the aforesaid Will duly</u>

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attested by the executive magistrate should be taken from the aforesaid excluded heirs of the deceased Pyare. However as per the Limitation Act, the time prescribed for challenge of Will is Three Years from the date of Knowledge of this Will after the death of executant of the Will.

7. That prior to this the aforesaid previous owner i.e **Piare son of Bihari** have been shown to be co- owner in possession of the aforesaid unpartitioned land belongs to the land of clause no.-6 above in the revenue record as per **Jamabandi for the year 2004-2005.**
8. That prior to this the aforesaid previous owner i.e **Piare son of Bihari** have been shown to be eclusive owner in possession of the aforesaid unpartitioned land belongs to the land of clause no.-6 above in the revenue record as per **Jamabandi for the year 1999-2000.**
9. That prior to this the aforesaid previous owner **Piare son of Bihari** has got the aforesaid land measuring in a consolidating proceedings and partition proceedings out of his unconsolidated and unpartitioned land and same has been duly entered and mutated in the revenue record vide duly consolidation **mutation no. 719 & partition mutation no. 720.**
10. That prior to this the aforesaid previous owner i.e. **Mange Ram son of Sher Singh** has been shown to be owner in possession of the unconsolidated and unpartitioned land, out of which he got the aforesaid land belongs to the land of clause no.6 in the revenue record as per **Jamabandi for the year 1994-1995.**
11. Hence, the chain of the title is completed since the year of 1994-1995 to till date in all respects and no defect in title of the land at clause no. 6 above has been observed, except the aforesaid remarks.

Hence, the chain of the title is completed since the year of 2004-2005 to till date in all respects and no defect in title of the land at clause no. 6 above has been observed, except the aforesaid remarks.

REMARKS

FOR THE LAND OF CLAUSE NO.-4, 5 & 6.

AS ALREADY MENTIONED IN CHAIN OF TITLE OF THE LAND OF CLAUSE NO.-4, 5 & 6. ABOVE

STATUS REGARDING NATURE OF LAND

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That the present status of nature of land under report is Residential Group Housing Colony, but before License No. 04 of 18.02.2013 it was agricultural land.

STATUS TITLE

Thus, I have critically and minutely read, examined and analysed all the documents/ revenue records pertaining to the aforesaid properties detailed in this search report, but possibility of any inadvertently & bonafide mistake/omission can not be ruled out .That during my inspection no circumstances whatsoever have been observed by me so as to give rise to any suspicious regarding the ownership, right, title interest of the present property owner of the aforesaid land under report mentioned above in clause no. **1 to 6, except the aforesaid remarks of the land of clause no.-4, 5 & 6.**

STATUS ENCUMBRANCES

(I) That I have thoroughly searched, inspected, examined and scrutinized the registration records in respect of the aforesaid land under search for the period of last 30 years, in the office of concerned Registrar and Sub-Registrar appointed under the Indian Registration Act. The voucher of the said search and examination fee paid by me in that behalf is attached hereto. **(copy of aforesaid voucher is attached hereto).**

(II) That I have also thoroughly searched inspected, examined and scrutinized the revenue records regarding the aforesaid land under report in the office Halqa Patwari/ Revenue Record Room Gurugram from the year of 1994-1995 to up to date.

(III) That the search, inspection and examination conducted by me, have not disclosed any registered alienation, transfer, encumbrance, lien, mortgage or charge in respect of the aforesaid land as stated in Clause (1) to (6) above, which may affect or cast any sort of cloud on the right, title, ownership and possession of the aforesaid owners under report, except the aforesaid remarks of the land of clause no.-4,5 & 6..

(IV) That the registration records searched and examined by me show the present owner i.e aforesaid owners under report of the aforesaid land mentioned above in clause no. 1 to 6 to have a good and clear title and without any alienation, arrangement, lease, encumbrances, lien, mortgage or charges thereon by a

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registered deed, subject to the aforesaid remarks of the land of clause no.-4, 5 & 6.

(V) That I have no interest, direct or indirect, in respect of the aforesaid land under report which I have made the search in the Registration and Revenue Records, nor have I any relationship, association or connection with the aforesaid owners under report, which may detect from the value of my report, as that an independent Legal Advisor in the present case.

OPINION

IN MY OPINION, AS PER THE REVENUE AND REGISTRATION RECORD IN RESPECT OF THE AFORESAID LAND UNDER REPORT AS PER MY OBSERVATION MENTIONED ABOVE IN CHAIN OF TITLE;

[For the land of Clause No. (1)]

Ajit Singh son of Mange Ram is the exclusive owner in possession of the land stated in Clause no. (1) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 195, KHATONI NO. 199, RECT NO. 50, KILLA NO. 17/2/2/2 MIN(0-10), 18/2/2(3-19), 19/2/2/1(2-1), 23(2-17) ADMEASURING 09 KANAL 07 MARLA.

[For the land of Clause No. (2)]

Tejpal Singh, Satbir Singh, Rambir sons of Mange Ram -3/4 share, Parmil, Pardeep sons of Raghbir son of Mange Ram-1/4 share are the co-owner in possession of the land stated in Clause no. (2) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 196, KHATONI NO. 200, RECT NO. 50, KILLA NO. 19/2/2/2 (1-19), 20/2(4-13), 21(8-0), 22(7-9), 28(0-11) RECT. NO. 53, KILLA NO. 5/2(2-1), 6(2-5), 7/1(1-12), RECT. NO. 54, KILLA NO. 1(9-0) ADMEASURING 37 KANAL 10 MARLA.

[For the land of Clause No. (3)]

Bharat Singh son of Umrao is the Exclusive Owner in possession of the land stated in Clause no. (3) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 224, KHATONI NO. 228, RECT NO. 50, KILLA NO. 13/1/3 (2-5), 14/1/2 (0-12) ADMEASURING 02 KANAL 17 MARLA.

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[For the land of Clause No. (4)]

Karambir son of Umrao-1/2 share, Arvind Rana son of Sultan Singh-1/2 share (subject to the aforesaid remarks of clause no.-4) are the co-owner in possession of the land stated in Clause no. (4) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 225, KHATONI NO. 229, RECT NO. 50, KILLA NO. 7/2 (0-4), 8/2(0-4), 9/2(0-4), 10/1/2(0-1), 11/2/2(0-12), 12/1/2(3-7), 13/1/2(1-2) ADMEASURING 05 KANAL 14 MARLA.

[For the land of Clause No. (5)]

Rishi Rosh son of Piare (subject to the aforesaid remarks of clause no.-5) is the Exclusive Owner in possession of the land stated in Clause no. (5) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 238, KHATONI NO. 242, RECT NO. 50, KILLA NO. 11/1/3 (2-0), 12/2(1-11), 13/2(1-11), 14/2/1(0-9), 17/1/1/2(1-0), 18/1/1(2-14), 19/1/1(2-14), 20/1(3-7) ADMEASURING 15 KANAL 06 MARLA.

[For the land of Clause No. (6)]

Bir Singh son of Piare (subject to the aforesaid remarks of clause no.-6) is the Exclusive Owner in possession of the land stated in Clause no. (6) above and has valid, clear, absolute, legal and marketable title in the land bearing; KHEWAT NO. 239, KHATONI NO. 243, RECT NO. 50, KILLA NO. 10/2 (5-15), 11/1/2(2-6), 26(0-7) RECT. NO. 51, KILLA NO. 6/1(3-14), 6/2(2-5), 15/1/2(0-18) ADMEASURING 15 KANAL 05 MARLA.

TOTAL LAND ADMEASURING 85 KANAL 19 MARLA OR SAY 10.744 ACRES ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BAJGHERA, TEHSIL& DISTRICT GURUGRAM, HARYANA , READ WITH LICENSE NO. 04 OF 18.02.2013 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY SECTOR-112, GURUGRAM UNDER THE DEVELOPER-M/S EMAAR MGF LAND LIMITED [NOW KNOWN AS EMAAR INDIA LIMITED].

DEVELOPER OF LAND UNDER SEARCH

M/S EMAAR MGF LAND LIMITED [NOW KNOWN AS EMAAR INDIA LIMITED].- VIDE LICENSE NO.-04 OF 2013 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL GROUP HOUSING COLONY SECTOR-112, GURUGRAM, HARYANA AND THE AFORESAID LAND OWNERS UNDER REPORT HAVE ALSO MADE DEVELOPMENT AGREEMENT DATED 22.01.2017, READ WITH

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SUPPLEMENTARY AGREEMENT DT. 15.05.2014 AND GENERAL POWER OF ATTORNEY FOR DEVELOPMENT OF THE AFORESAID LAND UNDER REPORT IN FAVOUR OF M/S EMAAR MGF LAND LIMITED VIDE VASIKA NO. 749 DT. 08.09.2014, 775, 776 DATED 17.09.2014, 788 & 789 DATED 18.09.2014 DULY REGISTERED IN THE OFFICE OF SUB-REGISTRAR GURUGRAM.

Yours sincerely

for **Pahuja Law Associates**

PAHUJA LAW ASSOCIATES
Chamber No.23-24, Block-C
Dist. Courts Complex, Gurugram
Mobile : 9312478821

Sanjay Pahuja
Advocate, Gurugram

Enclosures

1. Copy of inspection record receipts.
2. Copy of Revenue Record.