

REPORT NO. TSR-50

SEPTEMBER 24, 2025

EMAAR INDIA LIMITED.

Having its regd. 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. 332, KHATONI NO. 348, RECT NO. 5, KILLA NO. 6/1 (5-0) ADMEASURING 05 KANAL 00 MARLA.[Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]
- (2) KHEWAT NO. 334, KHATONI NO. 350, RECT NO. 5, KILLA NO. 6/2 (1-9), 7/2(5-11) ADMEASURING 07 KANAL 00 MARLA.[Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]
- (3) KHEWAT NO. 336, KHATONI NO. 352, RECT NO. 5, KILLA NO. 6/3 (1-7) ADMEASURING 01 KANAL 07 MARLA.[Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]
- (4) KHEWAT NO. 395, KHATONI NO. 427, RECT NO. 1, KILLA NO. 23/2 (2-8), 24(8-0), 25/1(6-8), RECT. NO. 5, KILLA NO. 5(8-0) ADMEASURING 24 KANAL 16 MARLA. [Property presently exclusively owned by M/s Geteau Propbuild Pvt. Ltd. ]
- (5) KHEWAT NO. 407, KHATONI NO. 439, RECT NO. 1, KILLA NO. 7 (0-17), 8(1-10), 12/1(0-3), 13/1(0-10), 14(7-12), 16/2(1-4), 17(8-0) ADMEASURING 25 KANAL 16 MARLA. [Property presently exclusively owned by M/s Amandeep Buildcon Pvt. Ltd. ]
- (6) KHEWAT NO. 433, KHATONI NO. 466, RECT NO. 1, KILLA NO. 15 (2-16), 16/1 (6-14), 25/2(1-12), RECT. NO. 21, KILLA NO. 19(0-15), 20(5-4), 21(8-0), 22(7-10), 23/1(1-10), RECT. NO. 4, KILLA NO. 1/1(6-9), 2/2(2-0), 3/1(2-12) ADMEASURING 45 KANAL 02 MARLA. [Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]

AFORESAID LAND OF CLAUSES NO. 1 TO 6 SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE LAKHNOLA, TEHSIL MANESAR &



**DISTRICT GURUGRAM, HARYANA.**

- (7) KHEWAT NO. 9, KHATONI NO. 9, RECT NO. 41, KILLA NO. 13/2(1-2), ADMEASURING 1 KANAL 02 MARLA [Property presently exclusively owned by M/s Gallium Propbuild Pvt. Ltd. ]
- (8) KHEWAT NO. 18, KHATONI NO. 18, RECT NO. 44, KILLA NO. 3(5-0), ADMEASURING 05 KANAL 00 MARLA [Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd.]
- (9) KHEWAT NO. 253, KHATONI NO. 259, RECT NO. 41, KILLA NO 8/2/2(0-10), 9/2/1(2-1), 12/2/2(2-18), 12/2/2(2-18), 13/1(6-5) 19(8-0) 20/1(1-11), 20/2(7-16), 22(6-0), RECT. No. 42, KILLA NO. 14/2/2(0-9), 16/1(1-8), 16/2(3-5) ADMEASURING 40 KANAL 03 MARLA [Property presently exclusively owned by M/s Gallium Propbuild Pvt. Ltd. ]
- (10) KHEWAT NO. 254, KHATONI NO. 260, RECT NO. 41, KILLA NO. 9/2/2(2-14), 10(7-7), 11/1(4-0), 11/2(4-0), 12/1(3-13) 12/2/1(0-15), RECT. No. 42, KILLA NO. 6/1/2(1-7), 6/2(6-4), 7/1/3(0-4), 14/2/1(2-0), 15/1(0-16), 15/2(7-4) ADMEASURING 40 KANAL 04 MARLA [Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]

**AFORESAID LAND OF CLAUSES NO. 7 TO 10 SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BADHA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.**

**TOTAL LAND ADMEASURING OF AFORESAID CLAUSES NO. 01 TO 10 COMES TO 195 KANAL 10 MARLA OR SAY 24.4375 ACRES, SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX READ WITH LICENSE NO. 10 OF 16.01.2025 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL COLONY (UNDER NILP POLICY-2022) OVER AN AREA MEASURING 24.4375 ACRES [ UNDER MIGRATION FROM LICENCE NO. 66 OF 2023 DATED 30.03.2023 GRANTED FOR 17.425 ACRES FOR DEVELOPMENT OF AFFORDABLE RESIDENTIAL PLOTTED COLONY ( UNDER DDJAY) AND 7.0125 ACRES FROM LICENCE NO. 67 OF 2023 DATED 30.03.2023 GRANTED FOR 8.33125 ACRES FOR DEVELOPMENT OF AFFORDABLE RESIDENTIAL PLOTTED COLONY ( UNDER DDJAY) IN SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX UNDER THE DEVELOPER-M/S PYRAMID INFRATECH PVT.**







- **Mutation No. 1906 Dt. 30.08.2022 of sale:** - The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** purchased the aforesaid land under report from **Rohtash son of Kanhiya Lal** vide sale deed no. 4985 Dt. 24.08.2022
- **Mutation No. 1897 dt. 29.07.2022 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 39 and the same has been decided on 20.05.2022. After partition Rect. No. 5 Killa No. 6/1(5-0) land admeasuring 5 kanal 0 maria was allotted to the aforesaid previous owner- **Rohtash son of Kanhiya Lal**, in lieu of his **5/24 share in unpartitioned land admeasuring 24 kanal 0 Marla.**
- **Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- **M/s Pyramid Infratech Pvt. Ltd.** mortgaged the aforesaid land under report bearing Rect. No. 5, Killa no. 6/1(5-0)-moza Lakhnola in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.
- **Rapat no. 684 & 685/dt. 20.04.2023 :-**That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 and 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
299/284	323-324	5	6	8	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The previous Land Owner-Rohtash son of Kanhiya Lal (*wrongly written as Rohtash, Kanhiya Lal sons of Sibba Ram-but correct vide badar no.-18*) has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 5/24 share.



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share in the column of cultivation.

- **Badar no. 18 dt. 29.04.2022** :- That the name of previous owner of the aforesaid land wrongly reflected in the aforesaid Jamabandi as **Rohtash, Kanhiya Lal sons of Sibba Ram** in place of correct name-**Rohtash son of Kanhiya Lal**, hence the same has been corrected.
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 433 dt. 01.02.2023** :- That the aforesaid rapat belong to the other land of this khewat.
- **Rapat no. 796 dt. 16.05.2022** :- That as per the order of Tehsildar Manesar vide case no. 16, decided on 09.03.2012 of Durusti Girdwari, the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.
- **Mutations no. 1776, 1835, 1903, 1940, 1947** are not related with the aforesaid owner under report

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
284/340	303-304	5	6	8	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The previous Land Owner-Rohtash son of Kanhiya Lal(*wrongly written as Rohtash, Kanhiya Lal sons of Sibba Ram-but correct vide badar no.-18*) has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 5/24 share.



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- **Mutation No. 1540 Dt. 08.09.2011 of sale:** - The aforesaid previous Land Owner- **Rohtash son of Kanhiya Lal** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 5/24 share equal to 5 Kanal 0 Marla from **Smt. Ramkali wife of Mangtu** vide sale deed no. 1272 Dt. 04.08.2011.
- Mutations no. 1576, 1642, 1643, 1776 and 1835 are not related with the aforesaid owner under report.

**Jamabandi for the year 2008-2009**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
340/298	366-367	5	6	8	0
<b>Total</b>				<b>8</b>	<b>0</b>

The aforesaid previous Land Owner- **Smt. Ramkali wife of Mangtu** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 5/24 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- **Mutation No. 1359 Dt. 06.07.2006 of sale:** - The aforesaid previous Land Owner- **Smt. Ramkali wife of Mangtu** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 5/24 share equal to 5 Kanal 0 Marla from **Sube Singh son of Singh Ram son of Brijlal-1/8 share, Sewa Ram son of Roshan Lal son of Puran-1/24 share, Shri Bhagwan son of Ram Kishan son of Roshan-1/24 share total 5/24 share** vide sale deed no. 7319 Dt. 30.06.2006.



- The mutations no. 1484, 1568, 1569, 1570, 1643, 1644 and 1776 are not related with the aforesaid land of the aforesaid owner under report

**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
298/277	337-338	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owners- Sube Singh son of Singh Ram son of Brijlal-1/8 share, Sewa Ram son of Roshan Lal son of Puran-1/24 share, Shri Bhagwan son of Ram Kishan son of Roshan-1/24 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.

**Mutation No. 987 Dt. 22.07.1996 of inheritance:** - The co-owner Roshan son of Puran had died and his land to the extent of 1/8 share inherited by his L.Rs. namely Sewa Ram, Omkar sons of Roshan son of Puran, Shri Bhagwan son of Ram Kishan son of Roshan to the extent of 1/24 share each.

The mutations no. 1116, 1177, 1238, 1276, 1254, 1389, 1484, 1568, 1569, 1570, 1642, 1643, 1644, 1725, 1745, 1758, rapat no. 135, 650 and badar no. 4, 5 are not related with the aforesaid land of the aforesaid owner under report

Rapat no. 1250 dt. 30.07.2012 :- That the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.

**Jamabandi for the year 1998-1999**



Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
277/251	314-315	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owners- Sube Singh son of Singh Ram son of Brijlal-1/8 share, Roshan Lal son of Puran-1/8 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.

The mutations no. 902, 933, 988, 1042, Rapat no. 135, 547, Badar no.-21 are not related with the aforesaid land of the aforesaid owner under report

#### **Jamabandi for the year 1993-1994**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
251/217	294-299	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owners- Sube Singh son of Singh Ram son of Brijlal-1/8 share, Roshan Lal son of Puran-1/8 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of aforesaid owner-Roshan son of Puran



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Roshan son Puran-1/2 share, Smt. Sarti Devi, Hasti Devi, Samofi Devi, Ram Nath, Rughnath-1/2 share.

The mutations no. 745, 822, 850, 902, 933, 955, 988, 1042, badar no.-13 are not related with the aforesaid land of the aforesaid owner under report.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

*Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in Rect. No. 5, Killa no. 6/1(5-0) Land Measuring 5 Kanal 0 Marla. The chain of title of the said land is clear.*

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

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
334/299	350	5	6/2	1	9
			7/2	5	11
	<b>Total</b>			<b>7</b>	<b>0</b>

**M/s Pyramid Infratech Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1947 Dt. 03.07.2023 of sale:** - The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** purchased the aforesaid land under report from **M/s Unicorn Real Estate Developers Pvt. Ltd.** vide sale deed no. 2931 Dt. 05.06.2023.
- **Mutation No. 1940 Dt. 02.07.2023 of change of ownership:** - The aforesaid previous owner- **M/s Unicorn Real Estate Developers Pvt. Ltd.** got the



aforesaid land under report from **M/s Parkisha Builders & Developers Pvt. Ltd.** vide order no. 2153 dt. 21.02.2023, passed by NCLT.

- **Mutation No. 1897 dt. 29.07.2022 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, sohna vide case no. 39 and the same has been decided on 20.05.2022. After partition Rect. No. 5 Kila No. 6/2 (1-9), 7/2(5-11) land admeasuring 7 kanal 0 marla was allotted to the aforesaid previous owner-**M/s Parkisha Builders & Developers Pvt. Ltd.**, in lieu of his 7/24 share in unpartitioned land admeasuring 24 kanal 0 Marla.
- **Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- **M/s Pyramid Infratech Pvt. Ltd.** mortgaged the aforesaid land under report along with other land in favour of **Governor State of Haryana, Town and Country Planning, Haryana Chanigarh** vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.
- **Rapat no. 684 & 685 /dt. 20.04.2023 :-**That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt.30.03.2023 & 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
299/284	323-324	5	6	8	0
			7	8	
	<b>Total</b>			<b>16</b>	<b>0</b>

**The previous Land Owner- M/s Parkisha Builders & Developers Pvt. Ltd.** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 7/24 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share in the column of cultivation.



- **Mutation No. 1776 Dt. 17.07.2018 of sale:** - The aforesaid previous owner- **M/s Parkisha Builders & Developers Pvt. Ltd.** got the aforesaid land under report from **M/s Kagni Builders & Developers Pvt. Ltd.** vide court order passed by Ms. Eria Malhotra of case no. 173/31.01.2028.
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/DT. 30.03.2023 and 67/dt.30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 433 dt. 01.02.2023** :- That the aforesaid rapat belong to the other land of this khewat.
- **Rapat no. 796 dt. 16.05.2022** :- That as per the order of Tehsildar Manesar vide case no. 16, decided on 09.03.2012 of Durusti Girdwari, the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.
- **Mutations no. 1835, 1903, 1906, badar no. 18** are not related with the aforesaid owner under report
- It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
284/340	303-304	5	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

**M/s Kagni Builders & Developers Pvt. Ltd.** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 7/24 share.



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- **Mutation No. 1643 Dt. 30.07.2013 of sale:** - The aforesaid previous Land Owner- **M/s Kagni Builders & Developers Pvt. Ltd.** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 7/24 share equal to 7 Kanal 0 Marla from **M/s Shiv Nandan Realtors Pvt. Ltd.** vide sale deed no. 664 Dt. 05.06.2013.
- **Mutation No. 1568 Dt. 20.03.2012 of sale:** - The aforesaid previous Land Owner- **M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 1/24 share from **Rekha daughter of Mahender Singh** vide sale deed no. 1967 Dt. 06.01.2011
- **Mutation No. 1569 Dt. 20.03.2012 of sale:** - The aforesaid previous Land Owner- **M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 1/8 share from **Ramnath, Rughnath sons of Shankar** vide sale deed no. 1965 Dt. 16.01.2011
- **Mutation No. 1570 Dt. 20.03.2012 of sale:** - The aforesaid previous Land Owner- **M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 1/8 share from **Raj Singh, Lal Singh, Suresh sons of Pyare Lal** vide sale deed no. 1963 Dt. 6.01.2011
- **Mutation No. 1484 Dt. 28.06.2009 of inheritance:** - The co-owner Smt. Chand Kaur wife of Pyare Lal had died and her 1/32 share in the aforesaid land inherited by her L.Rs. namely **Raj Singh, Lal Singh, Suresh sons of Pyare Lal**
- Mutations no. 1576, 1642 and 1835 are not related with the aforesaid owner under report.

Jamabandi for the year 2008-2009



Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
340/298	366-367	5	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

The aforesaid previous Land Owner- Ramnath, Rughnath sons of Shankar-1/8 share, Raj Singh, Lal Singh, Suresh sons, Smt. Chand Kaur-wife of Pyare Lal-1/8 share, Rekha son of Mahender-1/24 share have been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 7/24 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- **Mutation No. 1389 Dt. 28.01.2010 of sale:** - The aforesaid previous Land Owner- Smt. Rekha son of Mahender purchased the aforesaid land along with other land admeasuring 24 Kanal 0 marla to the extent of 1/24 share equal to 1 Kanal 0 Marla from Om Kar son of Roshan Lal vide sale deed no. 20676 Dt. 04.01.2007.
- **Mutation No. 1247 Dt. 12.05.2005 of inheritance:** - The co-owner Pyare lai son of Kunj Lal had died and his-1/8 share in the aforesaid land inherited by his L.Rs. namely Raj Singh, Lal Singh, Suresh sons, Smt. Chandkaur-wife of Pyare Lal
- Mutations no. 1540, 1644 are not related with the aforesaid owner under report.
- It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

**Jamabandi for the year 2003-2004**



Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
298/277	337-338	5	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

The aforesaid previous Land Owner- Ramnath, Rughnath sons of Shankar-1/8 share, Pyare Lal son of Kunj Lal-1/8 share, Omkar son of Roshan Lal-1/24 share have been shown to be joint owner of the aforesaid land under report along with other land.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0), along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Sube Singh and Pyare Lal.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Ram Narayan and Gurdev-7/9 share

- **Mutation No. 987 Dt. 22.07.1996 of inheritance:** - The co-owner Roshan son of Puran had died and his land to the extent of 1/8 share inherited by his L.Rs. namely Sewa Ram, Omkar sons of Roshan son of Puran, Shri Bhagwan son of Ram Kishan son of Roshan.
- **Mutation No. 988 Dt. 22.07.1996 of inheritance:** - The co-owner Smt. Sarti Devi wife of Shankar had died and his land to the extent of 1/40 share inherited by his L.Rs. namely Ramnath, Rughnath-sons, smt. Hasti Devi, Smt. Somti Devi-daughters of Shankar.



- **Mutation No. 1116 Dt. 21.01.2002 of sale:** - The aforesaid co-owner- smt. Hasti Devi, Somti Devi daughters of Shankar transferred the aforesaid land along with other land to the extent of 1/16 share in favour of **Ramnath, Rughnath sons of Shankar** vide Release deed no. 9658 Dt. 09.10.2001.

The mutations no. 1177, 1238, 1276, 1254, 1359, 1540, 1644, 1725, 1745, 1758, rapat no. 135, 324, 650, 547 and badar no. 4, 5 are not related with the aforesaid land of the aforesaid owner under report

**Rapat no. 1250 dt. 30.07.2012 :-** That the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

**Jamabandi for the year 1998-1999**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
277/251	314-315	5	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

The aforesaid previous Land Owner- Ramnath, Rughnath sons, Smt. Hasti Devi, Smt. Somat Devi-daughters of Shankar-1/8 share, Pyare Lal son of Kunj Lal-1/8 share, Roshan Lal son of Puran-1/8 share have been shown to be joint owner of the aforesaid land under report along with other land.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Sube Singh and Pyare Lal.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Ram Narayan and Gurdev-7/9 share

The mutations no. 902, 933, 1042, 1177, 1238, 1254, 1276, badar no.-21 are not related with the aforesaid land of the aforesaid owner under report.

**Jamabandi for the year 1993-1994**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
251/217	294-299	5	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

The aforesaid previous Land Owner- Ramnath, Rughnath sons, Smt.Hasti Devi, smt. Somat Devi-daughters of Shankar-1/8 share, Pyare Lal son of Kunj Lal-1/8 share, Roshan Lal son of Puran-1/8 share have been shown to be joint owner of the aforesaid land under report along with other land.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of aforesaid owner-Roshan son of Puran

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Roshan son Puran-1/2 share, Smt. Sarti Devi, Hasti Devi, Samoti Devi, Ram Nath, Rughnath-1/2 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Sube Singh and Pyare Lal.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 7 min(4-0) along with other land has been shown under the possession of Ram Narayan and Gurdev-7/9 share



The mutations no. 745, 822, 850, 902, 933, 955 1042, badar no.-13 are not related with the aforesaid land of the aforesaid owner under report.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

*Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in Rect. No. 5, Killa no. 6/2(1-9), 7/2(5-11) Land Measuring 7 Kanal 0 Marla. The chain of title of the said land is clear.*

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

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
332/299	348	5	6/3	1	7
	<b>Total</b>			<b>1</b>	<b>7</b>

**M/s Pyramid Infratech Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1903 Dt. 22.08.2022 of sale:** - The aforesaid owner under report-M/s Pyramid Infratech Pvt. Ltd. purchased the aforesaid land under report from **Kusum Yadav son of Sahab Ram** vide sale deed no. 4688 Dt. 16.08.2022
- **Mutation No. 1897 dt. 29.07.2022 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, sohna vide case no. 39 and the same has been decided on 20.05.2022. After partition Rect. No. 5 Killa No. 6/3(1-7) land admeasuring 1 kanal 7 marla was allotted to the aforesaid previous owner- **Kusum Yadav son of Sahab Ram, in lieu of his 1/18 share in unpartitioned land admeasuring 24 kanal 0 Marla**



- **Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report along with other land in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.
- **Rapat no. 684 & 685/dt. 20.04.2023** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 and 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
299/284	323-324	5	6	8	0
	<b>Total</b>			<b>8</b>	<b>0</b>

**The previous Land Owner- Kusum Yadav son of Sahab Ram** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 1/18 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share in the column of cultivation.

- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 433 dt. 01.02.2023** :- That the aforesaid rapat belong to the other land of this khewat.



- **Rapat no. 796 dt. 16.05.2022 :-** That as per the order of Tehsildar Manesar vide case no. 16, decided on 09.03.2012 of Durusti Girdwari, the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.
- **Mutations no. 1776, 1835, 1906, 1940, 1947, badar no. 18** are not related with the aforesaid owner under report

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
284/340	303-304	5	6	8	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The previous Land Owner- **Kusum Yadav son of Sahab Ram** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 1/18 share.

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- Mutations no. 1576, 1642, 1643, 1776 and 1835 are not related with the aforesaid owner under report.

**Jamabandi for the year 2008-2009**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
340/298	366-367	5	6	8	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The previous Land Owner- **Kusum Yadav son of Sahab Ram** has been shown to be joint owner of the aforesaid land under report along with other land total admeasuring 24 Kanal 0 Marla to the extent of 1/18 share.



The aforesaid land along with other land bearing Rect. No. 5, Killa no. 4(4-0), 6(8-0), 7(4-0) measuring 16 Kanal 0 Marla has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

- **Mutation No. 1254 Dt. 03.06.2005 of sale:** - The aforesaid previous Land Owner- Kusum Yadav son of Sahab Ram got the aforesaid land along with other land admeasuring 109 Kanal 6 marla to the extent of 121/2186 share equal to 6 Kanal 1 Marla from Smt. Manesh Yadav wife of Ravinder Kr. Yadav-94/2186 and Anil Kumar son of Khubi Ram-27/2186 share vide civil case no. 135/02.03.2005, decided on 07.03.2005, passed by Sh. MK Bansal Presiding Judge Samjhota Sadan, Gurugram
- The mutations no. 1484, 1540, 1568, 1569, 1570, 1643, 1644 and 1776 are not related with the aforesaid land of the aforesaid owner under report

**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
298/277	337-338	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owners- Smt. Manesh Yadav wife of Ravinder Kr. Yadav-94/2186 and Anil Kumar son of Khubi Ram-27/2186 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.

- **Mutation No. 1177 Dt. 16.04.2004 of sale:** - The aforesaid previous owner – Smt. Manish Yadav wife of Ravinder Kr. Yadav purchased the aforesaid land



under report along with other land admeasuring 109 Kanal 6 Marla to the extent of 94/2186 share equal to 4 Kanal 14 marla from **Anil Kumar son of Khubi Ram** vide sale deed no. 14520 Dt. 24.02.2023.

The mutations no. 1116, 1238, 1276, 1359, 1389, 1484, 1540, 1568, 1569, 1570, 1642, 1643, 1644, 1683, 1725, 1741, 1745, 1758, rapat no. 135, 324, 650, 547 and badar no. 4, 5 are not related with the aforesaid land of the aforesaid owner under report

Rapat no. 1250 dt. 30.07.2012 :- That the land bearing Rect. No. 5, Killa no. 4, 6, and 7 has been declared as Khudkashat.

**Jamabandi for the year 1998-1999**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
277/251	314-315	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owner- **Anil Kumar son of Khubi Ram** -1/8 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of Sewa Ram, Omkar-2/3 share, Shri Bhagwan-1/3 share

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Sewa Ram, Omkar, Shri Bhagwan-1/2 share, Ram Nath, Rughnath, Hasti Devi, Samoti Devi-1/2 share.

- **Mutation No. 1042 Dt. 02.06.1998 of sale:** - The aforesaid previous owner – **Anil Kumar son of Khubi Ram** purchased the aforesaid land under report along with other land admeasuring 110 Kanal 5 Marla to the extent of 1/18 share equal to 6 Kanal 6 marla from **Virednder Singh, Ram Parkash-sons,**



**Smt. Geeta Devi, Kanwal-daughters, Smt. Kela Devi-widow of Ganesh son of Daulat Ram** vide sale deed no. 9691 Dt. 23.10.1997

- The mutations no. 902, 933, 987, 988, 1116, 1238, 1276, are not related with the aforesaid land of the aforesaid owner under report.

**Jamabandi for the year 1993-1994**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
251/217	294-299	5	6 min	4	0
			6 min	4	0
	<b>Total</b>			<b>8</b>	<b>0</b>

The aforesaid previous Land Owners- Virednder Singh, Ram Parkash-sons, Smt. Geeta Devi, Kanwal-daughters, Smt. Kela Devi-widow of Ganesh son of Daulat Ram -1/8 share have been shown to be joint owner of the aforesaid land under report along with other land

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) has been shown under the possession of aforesaid owner-Roshan son of Puran

The aforesaid land along with other land bearing Rect. No. 5, Killa no. 6 min(4-0) along with other land has been shown under the possession of Roshan son Puran-1/2 share, Smt. Sarti Devi, Hasti Devi, Samoti Devi, Ram Nath, Rughnath-1/2 share.

- **Mutation No. 745 Dt. 09.03.02 of inheritance:** - The co-owner Ganesh son of son of Daulat Ram had died and his land to the extent of 1/18 share inherited by his L.Rs. namely Virednder Singh, Ram Parkash-sons, Smt. Geeta Devi, Kanwal-daughters, Smt. Kela Devi-widow of Ganesh son of Daulat Ram -1/8 share

The mutations no. 822, 850, 902, 933, 955, 987, 988, badar no.-13 are not related with the aforesaid land of the aforesaid owner under report.



It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in Rect. No. 5, Killa no. 6/3(1-7) Land Measuring 1 Kanal 7 Marla. The chain of title of the said land is clear.

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

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
395/353	427	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

M/s Geteau Propbuild Pvt. Ltd. has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1813 Dt. 01.07. 2020 of sale:** - The aforesaid owner under report- M/s Geteau Propbuild Pvt. Ltd. purchased the aforesaid land under report from M/s Logical Developers Pvt. Ltd. vide sale deed no. 647 Dt. 10.04.2007.
- **Rapat no. 684 & 685/dt. 20.04.2023** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 and 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 and 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other



land into Affordable Residential Plotted colony under new integrated licensing policy (NICP)

- **Rapat no. 1021/dt. 16.08.2018** :-That the land bearing Rect. No. 1, Killa no. 8, 25/1 (6-8) is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
353/335	394	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

**M/s Logical Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
335/403	371	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

**M/s Logical Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

Mutation no. 1642 is not related with the aforesaid owner under report.

**Jamabandi for the year 2008-2009**



Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
403/348	452	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

**M/s Logical Developers Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land.

- **Mutation No. 1272 Dt. 05.09.2005 of sale:** - The aforesaid owner under report- **M/s Logical Developers Pvt. Ltd.** purchased the aforesaid land under report along with other land from **Umrao son of Baldev son of Mamraj** vide sale deed no. 5238 Dt. 06.06.2005.
- **Mutation No. 1447, 1642 & Rapat no. 135/11.10.2004 :** - are not related with the aforesaid land under report and the same is belong to other land of this khewat.

**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
348/325	419	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

**Umrao son of Baldev son of Mamraj** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land.

- **Rapat dt. 135/dt.11.10.2004, Rapat no. 650/09.03.2006, 527/dt. 25.02.2010, 534/dt. 25.02.2010 and mutation no. 1447, 1642 :** - are not related with the aforesaid land under report and the same is belong to other land of this khewat.



**Jamabandi for the year 1998-1999**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
325/297	389	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

- **Umrao son of Baldev son of Mamraj** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land.

**Jamabandi for the year 1993-1994.**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
325/297	389	1	23/2	2	8
			24	8	0
			25/1	6	8
		5	5	8	0
	<b>Total</b>			<b>24</b>	<b>16</b>

- **Umrao son of Baldev son of Mamraj** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land.

*Now M/s Geteau Propbuild Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in Rect. No. 1, Killa no. 23/2 (6-8), 24(8-0), 25/1(6-8) Rect. No. 5, Killa no. 5(8-0) Land Measuring 24 Kanal 16 Marla. The chain of title of the said land is clear.*

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

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
407/363	439	1	7	0	17
			8	1	10



		12/1	0	3
		13/1	6	10
		14	7	12
		16/2	1	4
		17	8	0
	<b>Total</b>		<b>25</b>	<b>16</b>

**M/s Amandeep Buildcon Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1861 dt. 06.09.2021 of partition read with sehat partition mutation no. 1898 dt. 06.08.2022:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 7 and the same has been decided on 29.04.2021. After partition **RECT NO. 1, KILLA NO. 7 (0-17), 8(1-10), 12/1(0-3), 13/1(0-10), 14(7-12), 16/2(1-4), 17(8-0) ADMEASURING 25 KANAL 16 MARLA** was allotted to the aforesaid owner under report- **M/s Amandeep Buildcon Pvt. Ltd.**, in lieu of its 23/32 share in unpartitioned land admeasuring 35 kanal 18 Marla.
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 1021/dt. 16.08.2018** :-That the land bearing Rect. No. 1, Killa no. 8, 13, 14, 16/2 & 17 is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
363/345	406	1	7	0	17
			8	1	10
			12	0	4



		13	6	9
		14	7	12
		16/2	1	4
		17	8	0
		18	8	0
		19	2	2
	<b>Total</b>		<b>35</b>	<b>18</b>

**M/s Amandeep Buildcon Pvt. Ltd.** has been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of 23/32 share

- **Rapat no. 684 & 685/dt. 20.04.2023** :- That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 and 67/dt. 30.03.2023 respectively for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Mutations no. 1825, 1827, 1841, 1901, 1903, 1938, 1975, 1984** are not related with the aforesaid owner under report and same is belong to the other co-owners.
- **Badar no. 1 dt. 13.08.2020** :- That the area of land bearing Rect. No. 1, Killa no. 13(6-9) is wrongly reflected in place of correct area as Rect. No. 1, Killa no. 13(6-19) and the same has been corrected.
- **Badar no. 6 dt. 18.08.2021** :- That the name of Ram Mehar son of Gheesa is wrongly reflected in view of inheritance mutation no. 1686-the correct owners are Smt. Mahadei-widow, Suredner, Om Singh, Parvinder, Ram Niwas-sons, Smt. Rakesh Devi-daughter of Ram Mehar son of Gheesa. Further in view of inheritance mutation no. 1687 the aforesaid Ram Niwas has been died and correct owners are as Smt. Mahadei-mother, Smt. Kamlesh-widow, Nikita daughter of Ram Niwas
- **Badar no. 26 dt. 14.10.2022** :- That the name of Smt. Ram Pyari widow of Humum chand is wrongly reflected in view of inheritance mutation no. 1815-the correct owners are Ram Kishan son of Hukum Chand son of Hari Singh



- **Mutations no. 1678, 1773, 1825, 1827, 1841, 1901, 1903, 1938, 1975, 1984** are not related with the aforesaid owner under report and same is belong to the other co-owners.

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
345/413	381	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

**M/s Amandeep Buildcon Pvt. Ltd.** has been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of 23/32 share

- **Mutations no. 1524, 1567, 1599, 1642, 1696, 1773, 1825, 1827, 1841** are not related with the aforesaid owner under report and same is belong to the other co-owners and mutation no. 1678 is dismissed as same is already sanctioned as 1615.
- **Mutation No. 1615 Dt. 14.12.2012 of sale:** - The aforesaid owner under report- **M/s Amandeep Buildcon Pvt. Ltd.** purchased the aforesaid land under report along with other land admeasuring 35 Kanal 18 marla to the extent of 23/32 share equal to 25 Kanal 16 marla from **Hoshiar Singh-son, Krishan Maqtolli-daughter of Pyara-1/4 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan son of Hukum chand son of Hari Singh-3/32 share, Chander Parkash son of Rughnath adopted son of chirangi-1/16 share,**



Raghunath, Sheonath sons of Challu-1/8 share, Smt. Kirshna, Sushma daughters of Smt. Dhakaur daughter of Challu-1/16 share vide sale deed no. 13577 Dt. 07.10.2005.

**Jamabandi for the year 2008-2009**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
413/356	464	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

The aforesaid previous owners- Hoshiar Singh-son, Krishan Maqtolli-daughter of Pyara-1/4 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan son of Hukum chand son of Hari Singh-3/32 share, Chander Parkash son of Rughnath adopted son of chirangi-1/16 share, Raghunath, Sheonath sons of Challu-1/8 share, Smt. Kirshna, Sushma daughters of Smt. Dhakaur daughter of Challu-1/16 share have been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of their aforesaid respective share.

➤ **Mutation No. 1262 Dt. 24.06.2005 Transfer of Ownership:** - The aforesaid owner **Ram Kishan son of Hukum Chand** got the aforesaid land under report along with other land admeasuring 100 Kanal 1 marla to the extent of 1/16 share from **Smt. Shanti, Angoori daughter of Hukum Chand** vide Release deed no. 16841 Dt. 22.11.2004.

➤ **Mutations no. 1242, 1243, 1286, 1323, 1343, 1399, 1446, 1453, 1524, 1567, 1599, 1678, 1696, 1773** are not related with the aforesaid owner under report and same is belong to the other co-owners



**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
356/333	427-431	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

The aforesaid previous owners- Hoshiar Singh-son, Krishna, Maqtolli-daughter of Pyara-1/4 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan son, Shanti, Angoori-daughters of Hukum chand son of Hari Singh-3/32 share, Chander Parkash son of Rughnath adopted son of chirangi-1/16 share, Raghunath, Sheonath sons of Challu-1/8 share, Smt. Krishna, Sushma daughters of Smt. Dhakaur daughter of Challu-1/16 share have been shown to be co-owner of the aforesaid land under report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.

The aforesaid land bearing Rect. No. 1, Killa no. 16/2, 17, 18, 19 has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share

The aforesaid land bearing Rect. No. 1, Killa no. 7, 8, 12, 13 has been shown under the possession of Ganpat, Shiv Parshad sons of Dev Karan son of Dhan Singh

- Mutation No. 1123 Dt. 05.09.02 of inheritance: - The co-owner Smt. Kalawati widow of Pyara son of Kanhiya had died and her 1/16 share in the aforesaid land inherited by his L.Rs. namely Hoshiar Singh-son, Krishna, Maqtolli-daughter of Smt. Kalawati widow of Pyara
- Mutation No. 1101 Dt. 22.10.2001 of inheritance: - The co-owner Smt. Dhankaur daughter of challu had died and her 1/16 share in the aforesaid



land inherited by his L.Rs. namely Smt. Krishna, Sushma daughters of Smt. Dhakaur daughter of Challu-1/16 share.

- Mutations no. 1117, 1118, 1121, 1242, 1243, 1323, 1348, 1399, 1446, 1453, 1524, 1567, 1599, 1678, 1686, 1687, 1696 & badar no. -8 are not related with the aforesaid owner under report and same is belong to the other co-owners.

**Jamabandi for the year 1998-1999**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
333/305	397-401	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

The aforesaid previous owners- Hoshiar Singh-son, Krishna, Maqtolli-daughter, Smt. Kalawati-widow of Pyara-1/4 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan son, Shanti, Angoori-daughters of Hukum chand son of Hari Singh-3/32 share, Chander Parkash son of Rughnath adopted son of chirangi-1/16 share, Raghunath, Sheonath sons of Challu-1/8 share, Smt. Dhakaur daughter of Challu-1/16 share have been shown to be co-owner of the aforesaid land under report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.

The aforesaid land bearing Rect. No. 1, Killa no. 16/2, 17, 18, 19 has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share

The aforesaid land bearing Rect. No. 1, Killa no. 7, 8, 12, 13 has been shown under the possession of Ganpat, Shiv Parshad sons of Dev Karan son of Dhan Singh



- **Mutation No. 1039 Dt. 18.08.1998 Transfer of Ownership:** - The aforesaid owner **Chander Parkash son of Rughnath adopted son of chirangi** got the aforesaid land under report along with other land admeasuring 100 Kanal 1 marla to the extent of 1/16 share from **Chirangi son of Challu** vide civil court decree bearing case no. 138/1993, decided on 04.05.1993, from the court of Sh. Deepak Gupta Sub-Judge II class Gurgaon.
- **Mutations no. 1117, 1118, 1121, 1242, 1243, 1286 & badar no.-17** are not related with the aforesaid owner under report and same is belong to the other co-owners

**Jamabandi for the year 1993-1994**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
333/263	379-383	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

The aforesaid previous owners- Hoshiar Singh-son, Krishna, Maqtolli-daughter, Smt. Kalawati-widow of Pyara-1/4 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan son, Shanti, Angoori-daughters of Hukum chand son of Hari Singh-3/32 share, Chirangi son of Challu-1/16 share, Raghunath, Sheonath sons of Challu-1/8 share, Smt. Dhakaur daughter of Challu-1/16 share have been shown to be co-owner of the aforesaid land under report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.



The aforesaid land bearing Rect. No. 1, Killa no. 16/2, 17, 18, 19 has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share

The aforesaid land bearing Rect. No. 1, Killa no. 7, 8, 12, 13 has been shown under the possession of Ganpat, Shiv Parshad sons of Dev Karan son of Dhan Singh.

- **Mutations no. 1117, 1118, 1121, 1124** are not related with the aforesaid owner under report and same is belong to the other co-owners

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

*Now M/s Amandeep Buldcon Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 1, KILLA NO. 7 (0-17), 8(1-10), 12/1(0-3), 13/1(0-10), 14(7-12), 16/2(1-4), 17(8-0) ADMEASURING 25 KANAL 16 MARLA.. The chain of title of the said land is clear.*

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

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area			
				Kanal	Marla		
433/386	466	1	15	2	16		
			16/1	6	14		
			25/2	1	12		
			2	19	0	15	
				20	5	4	
				21	8	0	
				22	7	10	
			4	1/1	1/1	6	9
					2/2	2	0
					3/1	2	12
<b>Total</b>			<b>45</b>	<b>2</b>			



**M/s Pyramid Infratech Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1947 Dt. 03.07.2023 of sale:** - The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** purchased the aforesaid land under report from **M/s Bellanca Builders & Developers Pvt. Ltd.** vide sale deed no. 2931 Dt. 05.06.2023.
- **Mutation No. 1807 dt. 17.03.2020 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 25 and the same has been decided on 22.08.2019. After partition **RECT NO. 1, KILLA NO. 15 (2-16), 16/1 (6-14), 25/2(1-12), RECT. NO. 21, KILLA NO. 19(0-15), 20(5-4), 21(8-0), 22(7-10), 23/1(1-10), RECT. NO. 4, KILLA NO. 1/1(6-9), 2/2(2-0), 3/1(2-12) ADMEASURING 45 KANAL 02 MARLA** was allotted to the aforesaid previous owner- **M/s Bellanca Builders & Developers Pvt. Ltd.**, in lieu of his 5/6 share in unpartitioned land admeasuring 44 kanal 2 Marla.
- **Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- **M/s Pyramid Infratech Pvt. Ltd.** mortgaged the aforesaid land under report bearing Rect. No. 4, Killa no. 1/1(6-9) in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.
- **Mutation No. 2010 dt. 07.01.2025 & Rapat no. 452/dt.31.12.2024 of Mortgage of land:** The land owner- **M/s Pyramid Infratech Pvt. Ltd.** mortgaged the aforesaid land under report bearing Rect. No. 2, Killa no. 19(0-15), 22(7-10), 23/1(1-10) measuring 9 Kanal 15 marla and Rect. No. 2, Killa no. 20(5-4) to the extent of 43/104 share equal to 2 Kanal 3 Marla and Rect. No. 2, Killa no. 21(8-0) to the extent of 1/2 share equal to 4 Kanal 0 Marla in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12852 dt. 31.12.2024.
- **Rapat no. 685/dt. 20.04.2023** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt. 30.03.2023 respectively for



development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)

- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 1021/dt. 16.08.2018** :-That the land bearing Rect. No. 1, Killa no. 8, 15, 16/1 Rect. No. 2, Killa no. 20, 21, 22, Rect. No. 4, Killa no. 1,2, 3 is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**Jamabandi for the year 2018-2019**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
386/367	466	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
			4	1/1	6
		4	2/2	2	0
			3	7	16
			4/1	2	10
			<b>Total</b>		<b>54</b>

**M/s Bellanca Builders & Developers Pvt. Ltd.** has been shown to be co-owner in possession to the extent of 5/6 share of the aforesaid land under report along with other land.



**Badar no. 21 dt. 29.05.2019** :-That the area of land bearing Rect. No. 1, Killa no. 16/1(6-16) is wrongly reflected in place of correct area Rect. No. 1, Killa no. 16/1(6-14) and the same has been corrected accordingly.

Mutations no. 1825, 1842, 1843, 1940 are not related with the aforesaid land under report of the aforesaid owner.

**Jamabandi for the year 2013-2014**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
367/435	403	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
		4	1/1	6	9
			2/2	2	0
			3	7	16
			4/1	2	10
	<b>Total</b>			<b>54</b>	<b>4</b>

**M/s Bellanca Builders & Developers Pvt. Ltd.** has been shown to be co-owner in possession to the extent of 5/6 share of the aforesaid land under report along with other land.

- **Mutation No. 1574 Dt. 25.04.2012 of sale:** - The aforesaid previous owner- **M/s Bellanca Builders & Developers Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/6 share from **M/s Shiv Nandan Realtors Pvt. Ltd.** vide sale deed no. 32361 Dt. 16.03.2012.



- **Mutation No. 1580 Dt. 25.04.2012 of sale:** - The aforesaid previous owner-**M/s Bellanca Builders & Developers Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 5/9 share from **M/s Shiv Nandan Realtors Pvt. Ltd.** vide sale deed no. 140 Dt. 16.04.2012.
- **Mutation No. 1579 Dt. 15.04.2012 of sale:** - The aforesaid previous owner-**M/s Bellanca Builders & Developers Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/9 share from **M/s RRG Buildwell Pvt. Ltd.** vide sale deed no. 143 Dt. 16.04.2012.
- **Mutation No. 1562 Dt. 12.03.2012 of sale:** - The aforesaid previous owner-**M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/6 share from **Jaswant son of Gheesa son of Dharmu** vide sale deed no. 1964 Dt. 06.01.2011
- **Mutation No. 1564 Dt. 12.03.2012 of sale:** - The aforesaid previous owner-**M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/18 share from **Sushma Devi wife of Vijay Pal** vide sale deed no. 1966 Dt. 06.01.2011
- **Mutation No. 1565 Dt. 12.03.2012 of sale:** - The aforesaid previous owner-**M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/3 share from **Hardwari, Mahender, Shri Chand, Jawahar sons of Sh. Hazari Lal son of Dharmu** vide sale deed no. 1878 Dt. 28.12.2010.
- **Mutation No. 1566 Dt. 12.03.2012 of sale:** - The aforesaid previous owner-**M/s Shiv Nandan Realtors Pvt. Ltd.** purchased the aforesaid land under report measuring 54 Kanal 4 marla to the extent of 1/6 share from **Hardwari, Mahender, Shri Chand, Jawahar sons of Sh. Hazari Lal son of Dharmu** vide sale deed no. 1877 Dt. 28.12.2010.
- **Mutation No. 1563 Dt. 12.03.2012 of sale:** - The aforesaid previous owner-**M/s RRG Buildwell Pvt. Ltd.** purchased the aforesaid land under report



measuring 54 Kanal 4 marla to the extent of 1/9 share from **Pawan Kumar son of Pyare Lal** vide sale deed no. 1962 Dt. 06.01.2011.

- Mutations no. 1802, 1825, 1838, 1842 & 1843 are not related with the aforesaid land under report of the aforesaid owner.

**Jamabandi for the year 2008-2009**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
435/373	487	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
		4	1/1	6	9
			2/2	2	0
			3	7	16
			4/1	2	10
	<b>Total</b>			<b>54</b>	<b>4</b>

The previous owners-Jaswant son of Gheesa son of Dharmu-1/6 share, Hardwari, Mahender, Shri Chand, Jawahar sons of Sh. Hazari Lal son of Dharmu-1/2 share, Pawan Kumar son of Pyare Lal-1/9 share, Sushma Devi wife of Vijay Pal-1/18 share, along with other co-owner have been shown to be co-owner in possession to the extent of their aforesaid respective share of the aforesaid land under report along with other land.

- Mutation No. 1323 Dt. 24.03.2006 of inheritance: - The co-owner Hazari son of Dharmu had died and her 1/2 share in the aforesaid land under report along with other land inherited by his L.Rs. namely Hardwari, Mahender, Shri Chand, Jawahar sons of Sh. Hazari Lal son of Dharmu-1/2 share vide



registered Will bearing vasika no. 356 dt. 10.10.2001, on death of Hazari on 02.02.2003.

- **Mutation No. 1508 Dt. 16.07.2010 of sale:** - The aforesaid previous owner- **Smt. Sushma wife of Vijay Pal** purchased the aforesaid land under report along with other land to the extent of 1/18 share from **Rajender Kumar son of Hansram** vide sale deed no. 1446 Dt. 11.02.2010.
- **Mutation No. 1370 Dt. 11.09.2006 of sale:** - The aforesaid previous owner- **Rajender Kumar son of Hansram-1/18 share & Pawan Kumar son of Pyare Lal-1/9 share** purchased the aforesaid land under report along with other land to the extent of 1/6 share from **Ram Mehar son of Gheesa** vide sale deed no. 10283 dt. 11.08.2006.
- **Mutation No. 1286 Dt. 21.12.2005 of transfer of ownership:** - The aforesaid previous owner- **Ram Mehar, Balwant, Jaswant sons of Gheesa son of Dharmu** got the aforesaid land under report along with other land to the extent of 3/12 share i.e 1/12 share each from **Smt. Ratti Devi daughter of Gheesa-1/12 share, Ishwar Singh, Karan Singh-sons, Smt. Krishna, Laxmi, Prem, Sushila, Bimla-daughters of Smt. Shanti daughter of Gheesa-1/12 share, Ramotar, Mukesh, Rakesh, Devender, Rajesh-sons of Suresh Devi-daughter of Smt. Chandrawali daughter of Gheesa-1/12 share** vide Release deed no. 13117 Dt. 05.10.2005.
- **Mutation No. 1242 Dt. 12.05.2005 of inheritance:** - The co-owner **Smt. Shanti daughter of Gheesa** had died and her 1/12 share in the aforesaid land under report along with other land inherited by his L.Rs. namely **Ishwar Singh, Karan Singh-sons, Smt. Krishna, Laxmi, Prem, Sushila, Bimla-daughters of Smt. Shanti daughter of Gheesa** to the extent of 1/12 share.
- **Mutation No. 1243 Dt. 12.05.2005 of inheritance:** - The co-owner **Smt. Chandrawali daughter of Gheesa** had died and her 1/12 share in the aforesaid land under report along with other land inherited by his L.Rs. namely **Ramotar, Mukesh, Rakesh, Devender, Rajesh-sons of Suresh Devi-daughter of Smt. Chandrawali daughter of Gheesa-** to the extent of 1/12 share.



**Jamabandi for the year 2003-2004.**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
373/350	450	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
		4	1/1	6	9
			2/2	2	0
			3	7	16
			4/1	2	10
	<b>Total</b>			<b>54</b>	<b>4</b>

The previous owners-Ram Mehar, Balwant, Jaswant-sons, Smt. Shanti, Smt. Chandrawali, Ratti Devi daughters of Gheesa son of Dharmu-1/2 share, Hazari son of Dharmu-1/2 share have been shown to be co-owner in possession to the extent of their aforesaid respective share of the aforesaid land under report along with other land.

- **Mutation No. 1081 Dt. 17.08.2009 of inheritance: - The previous co-owner-Gheesa son of Dharmu son of Ruda had died and his 1/2 share in the aforesaid land under report along with other land inherited by his L.Rs. namely Ram Mehar, Balwant, Jaswant-sons, Smt. Shanti, Smt. Chandrawali, Ratti Devi daughters of Gheesa son of Dharmu to the extent of -1/2 share.**
- Mutations no. 1399, 1425, 1462, 1642, 1686, 1687, badar no. 24 are not related with the aforesaid land under report of the aforesaid owner.

**Jamabandi for the year 1998-1999**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla



350/321	419	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
		4	1/1	6	9
			2/2	2	0
			3	7	16
			4/1	2	10
	<b>Total</b>			<b>54</b>	<b>4</b>

The previous owners- Gheesa son of Dharmu-1/2 share, Hazari son of Dharmu-1/2 share have been shown to be co-owner in possession to the extent of their aforesaid respective share of the aforesaid land under report along with other land.

**Jamabandi for the year 1993-1994**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
321/276	401	1	15	2	16
			16/1	6	14
			25/2	1	12
		2	19	0	15
			20	5	4
			21	8	0
			22	7	10
			23	2	6
			24	0	10
		4	1/1	6	9
			2/2	2	0
			3	7	16
			4/1	2	10



	<b>Total</b>			<b>54</b>	<b>4</b>
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The previous owners- Gheesa son of Dharmu-1/2 share, Hazari son of Dharmu-1/2 share have been shown to be co-owner in possession to the extent of their aforesaid respective share of the aforesaid land under report along with other land.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 1, KILLA NO. 15 (2-16), 16/1 (6-14), 25/2(1-12), RECT. NO. 21, KILLA NO. 19(0-15), 20(5-4), 21(8-0), 22(7-10), 23/1(1-10), RECT. NO. 4, KILLA NO. 1/1(6-9), 2/2(2-0), 3/1(2-12) ADMEASURING 45 KANAL 02 MARLA. The chain of title of the said land is clear.

**[For the land of clause no. (7)]**

**Jamabandi for the year 2022-2023**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
9/10	9	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>

M/s Gallium Propbuild Pvt. Ltd. has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Rapat no. 684** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 in favour of M/s Pyramid Infratech Pvt. Ltd. for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area
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				Kanal	Marla
10/9	11	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>

- 
- **M/s Gallium Propbuild Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

**Jamabandi for the year 2012-2013**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
9/5	9	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>

**M/s Gallium Propbuild Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 2353 Dt. 24.09.2008 of sale:** - The aforesaid owner under report- **M/s Gallium Propbuild Pvt. Ltd.** purchased the aforesaid land under report from **M/s Logical Developers Pvt. Ltd.** vide sale deed no. 904 Dt. 11.04.2007
- **Mutation No. 2321 Dt. 17.06.2008 of sale:** - The aforesaid previous owner- **M/s Logical Developers Pvt. Ltd.** purchased the aforesaid land under report from **Radhe Shyam son of Rampal** vide sale deed no. 5278 Dt. 06.06.2008.
- **Mutation No. 2320 Dt. 17.06.2008 of sale:** - The aforesaid previous owner- **Radhe Shyam son of Rampal** purchased the aforesaid land under report from **Om Parkash, Harvinder Singh, Sat Parkash sons of Bhagmal son of Hira Singh** vide sale deed no. 19900 Dt. 06.01.2008.

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
5/3	5	41	13/2	1	2



	<b>Total</b>			<b>1</b>	<b>2</b>
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The aforesaid previous owners-Om Parkash, Harvinder Singh, Sat Parkash sons of Bhagmal son of Hira Singh have been shown to be co-owner in possession of the aforesaid land under report.

**Jamabandi for the year 2002-2003**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
3/2	3	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>

The aforesaid previous owners-Om Parkash, Harvinder Singh, Sat Parkash sons of Bhagmal son of Hira Singh have been shown to be co-owner in possession of the aforesaid land under report.

**Jamabandi for the year 1997-1998**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
2/2	2	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>

The aforesaid previous owners-Om Parkash, Harvinder Singh, Sat Parkash sons of Bhagmal son of Hira Singh have been shown to be co-owner in possession of the aforesaid land under report.

**Jamabandi for the year 1992-1993**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
2/3	2	41	13/2	1	2
	<b>Total</b>			<b>1</b>	<b>2</b>





- **Mutation No. 3315 Dt. 13.12.2019 of Gift:** - The aforesaid owner- **Harpal Singh son of Jagmal Singh son of Amar Singh-3/5 share** had got the aforesaid land under report from **Fakira Chand son of Pehlad son of Sultan** vide Gift deed no. 5249 Dt. 09.10.2019.
- **Rapat no. 685** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt. 30.03.2023 in favour of M/s Pyramid Infratech Pvt. Ltd. for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land favour of M/s Pyramid Infratech Pvt. Ltd. into Affordable Residential Plotted colony (under DDJAY).

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
18/17	19	44	3	5	0
	<b>Total</b>			<b>5</b>	<b>0</b>

**Fakira Chand son of Pehlad Singh son of Sultan Singh-3/5 share, Satpal Singh son of Jagmal Singh son of Amar Singh-2/5 share,** have been shown to be co-owner in possession of the aforesaid land under report.

**Jamabandi for the year 2012-2013**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
17/9	17	44	3	5	0
	<b>Total</b>			<b>5</b>	<b>0</b>



**Fakira Chand son of Pehlad Singh son of Sultan Singh-3/5 share, Satpal Singh son of Jagmal Singh son of Amar Singh-2/5 share, have been shown to be co-owner in possession of the aforesaid land under report.**

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
9/5	9	44	3	5	0
	<b>Total</b>			<b>5</b>	<b>0</b>

**Fakira Chand son of Pehlad Singh son of Sultan Singh-3/5 share, Satpal Singh son of Jagmal Singh son of Amar Singh-2/5 share, have been shown to be co-owner in possession of the aforesaid land under report.**

**Jamabandi for the year 2002-2003**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
5/3	5	44	3	5	0
	<b>Total</b>			<b>5</b>	<b>0</b>

**Fakira Chand son of Pehlad Singh son of Sultan Singh-3/5 share, Satpal Singh son of Jagmal Singh son of Amar Singh-2/5 share, have been shown to be co-owner in possession of the aforesaid land under report.**

- **Mutation No. 1702 Dt. 09.06.2000 of sale:** - The aforesaid previous owner- **Satpal Singh son of Jagmal Singh son of Amar Singh-2/5 share** purchased the aforesaid land under report from **Fakira Chand son of Pehlad Singh son of Sultan Singh** vide sale deed no. 145 Dt. 06.04.2000.

**Jamabandi for the year 1997-1998**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
3/3	3	44	3	5	0



	<b>Total</b>			<b>5</b>	<b>0</b>
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**Fakira Chand son of Pehlad Singh son of Sultan Singh** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land. Mutations no. 1681, 1760 & 1778 are not related with the aforesaid land under report .

**Jamabandi for the year 1992-1993**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
3/1	3	44	3	5	0
	<b>Total</b>			<b>5</b>	<b>0</b>

**Fakira Chand son of Pehlad Singh son of Sultan Singh** has been shown to be exclusive owner in possession of the aforesaid land under report along with other land.

Mutations no. 1471, 1480, 1481, 1590, 1591, 1592, 1653, 1681 are not related with the aforesaid land under report

Mutation no. 1356 is change of ownership in favour of aforesaid Fakira chand and the same has already been incorporated in the Jamabandi 1992-1993.

*Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 44, KILLA NO. 3 (5-0) ADMEASURING 5 KANAL 00 MARLA. The chain of title of the said land is clear.*

**[For the land of clause no. (9)]**

**Jamabandi for the year 2022-2023**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
253/259-489	259	41	8/2/2	0	10
			9/2/1	2	1
			12/2/2	2	18
			13/1	6	5



		19	8	0
		20/1	1	11
		22	6	0
	42	14/2/2	0	9
		16/1	1	8
		16/2	3	5
	<b>Total</b>		<b>40</b>	<b>3</b>

**M/s Gallium Propbuild Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 3684 Dt. 07.01.2025 of Mortgage & rapat no. 452/dt.31.12.2024**  
:- The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** has mortgaged the aforesaid land under report bearing RECT. NO. 41, KILLA NO. 22(6-0) TO THE EXTENT OF 11/30 SHARE EQUAL TO 2 KANAL 4 MARLA in favour of **Governor of Haryana** vide mortgage deed no. 12852 Dt. 31.12.2024.
- **Rapat no. 684** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 in favour of M/s Pyramid Infratech Pvt. Ltd. for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land favour of M/s Pyramid Infratech Pvt. Ltd. into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 1021/dt. 16.08.2018** :-That the land bearing Rect. No. 42, Killa no. 14/2 is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.
- **Mutation No. 3450 dt. 29.07.2022 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 34 and the same



has been decided on 04.03.2021. After partition RECT NO. 41, KILLA NO. 8/2/2(0-10), 9/2/1(2-1), 12/2/2(2-18), 12/2/2(2-18), 13/1(6-5) 19(8-0), 20/1(1-11), 20/2(7-16), 22(6-0), RECT. No. 42, KILLA NO. 14/2/2(0-9), 16/1(1-8), 16/2(3-5) ADMEASURING 40 KANAL 03 MARLA was allotted to the aforesaid owner under report- M/s Gallium Propbuild Pvt. Ltd. in lieu of its 1/2 share in unpartitioned land admeasuring 80 kanal 7 Marla.

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area		
				Kanal	Marla	
259 & 489	262 & 494	41	8/1/2	0	10	
			9/2/1	2	1	
			12/2/2	2	18	
			13/1	6	5	
			19	8	0	
			20/1	1	11	
			22	6	0	
			42	14/2/2	0	9
				16/1	1	8
				16/2	3	5
<b>Total</b>			<b>40</b>	<b>3</b>		

M/s Gallium Propbuild Pvt. Ltd.-1/2 share has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

Badar no. 7 :- That in the Jamabandi the aforesaid land under report bearing Rect. No. 41, Killa no. 8/1/2(0-10) is wrongly reflected, in place of correct number is Rect. No. 41, Killa no. 8/2/2(0-10) and the same has been corrected accordingly vide badar no.-7.

**Jamabandi for the year 2012-2013**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
237 & 456	239 & 459	41		0	10



		9/2/1	2	1
		12/2/2	2	18
		13/1	6	5
		19	8	0
		20/1	1	11
		22	6	0
	42	14/2/2	0	9
		16/1	1	8
		16/2	3	5
	<b>Total</b>		<b>40</b>	<b>3</b>

**M/s Gallium Propbuild Pvt. Ltd.-1/2 share** has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
140 & 277	143 & 281	41	8/1/2	0	10
			9/2/1	2	1
			12/2/2	2	18
			13/1	6	5
			19	8	0
			20/1	1	11
			22	6	0
		42	14/2/2	0	9
			16/1	1	8
			16/2	3	5
	<b>Total</b>			<b>40</b>	<b>3</b>

**M/s Gallium Propbuild Pvt. Ltd.-1/2 share** has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

- **Mutation No. 2353 Dt. 17.09.2008 of sale:** - The aforesaid previous owner-  
**M/s Gallium Propbuild Pvt. Ltd.-1/2 share** purchased the aforesaid land



under report along with other land admeasuring 80 Kanal 07 marla to the extent of ½ share from **M/s Logical Developers Pvt. Ltd.** vide sale deed no. 904 Dt. 11.04.2007.

- **Mutation No. 1862 Dt. 05.09.2005 of sale:** - The aforesaid previous owner- **M/s Logical Developers Pvt. Ltd.-1/2 share** purchased the aforesaid land under report along with other land admeasuring 80 Kanal 07 marla to the extent of ½ share from **Rampal son of Ghamandi** vide sale deed no. 5253 Dt. 06.06.2005.
- Mutation no. 2000 is not related with the aforesaid owner under report and same is belong to the other co-owner of this khewat.

#### Jamabandi for the year 2002-2003

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
100 & 200	104 & 208	41	8/1/2	0	10
			9/2/1	2	1
			12/2/2	2	18
			13/1	6	5
			19	8	0
			20/1	1	11
			22	6	0
		42	14/2/2	0	9
			16/1	1	8
			16/2	3	5
	<b>Total</b>			<b>40</b>	<b>3</b>

**Rampal son of Ghamandi -1/2 share** has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

#### Jamabandi for the year 1997-1998

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
93 & 185	97 & 125	41	8/1/2	0	10
			9/2/1	2	1



		12/2/2	2	18
		13/1	6	5
		19	8	0
		20/1	1	11
		22	6	0
	42	14/2/2	0	9
		16/1	1	8
		16/2	3	5
	<b>Total</b>		<b>40</b>	<b>3</b>

**Rampal son of Ghamandi -1/2 share** has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

**Jamabandi for the year 1992-1993**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
78 & 162	82 & 171	41	8/1/2	0	10
			9/2/1	2	1
			12/2/2	2	18
			13/1	6	5
			19	8	0
			20/1	1	11
			22	6	0
		42	14/2/2	0	9
			16/1	1	8
			16/2	3	5
	<b>Total</b>			<b>40</b>	<b>3</b>

**Rampal son of Ghamandi -1/2 share** has been shown to be co-owner in possession of the aforesaid land under report along with other land total admeasuring 80 Kanal 07 Marla.

Mutation no. 1609 is not related with the aforesaid owner under report and same is belong to the other co-owner of this khewat.



Now M/s Gallium Propbuild Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 41, KILLA NO. 8/2/2(0-10), 9/2/1(2-1), 12/2/2(2-18), 12/2/2(2-18), 13/1(6-5) 19(8-0), 20/1(1-11), 20/2(7-16), 22(6-0), RECT. No. 42, KILLA NO. 14/2/2(0-9), 16/1(1-8), 16/2(3-5) ADMEASURING 40 KANAL 03 MARLA. The chain of title of the said land is clear.

**[For the land of clause no. (10)]**

**Jamabandi for the year 2022-2023**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
254/259-489	260	41	9/2/2	2	14
			10	7	7
			11/1	4	0
			11/2	4	0
			12/1	3	13
			12/2/1	0	15
		42	6/1/2	1	7
			7/1/3	0	4
			14/2/1	2	0
			15/1	0	16
			15/2	7	4
	<b>Total</b>			<b>40</b>	<b>4</b>

**Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar** have been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 3603 Dt. 03.11.2023 of sale:** - The aforesaid owner under report - **M/s Pyramid Infratech Pvt. Ltd.** purchased the aforesaid land under report from **Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar** vide sale deed no. 10341 Dt. 26.10.2023.
- **Mutation No. 3450 dt. 29.07.2022 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 34 and the same has been decided on 04.03.2021 vide partition **RECT NO. 41, KILLA NO.**



9/2/2(2-14), 10(7-7), 11/1(4-0), 11/2(4-0), 12/1(3-13) 12/2/1(0-15), RECT. No. 42, KILLA NO. 6/1/2(1-7), 6/2(6-4), 7/1/3(0-4), 14/2/1 (2-0), 15/1(0-16), 15/2(7-4) ADMEASURING 40 KANAL 04 MARLA was allotted to the aforesaid previous owners- Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar in lieu of its 1/2 share in unpartitioned land admeasuring 80 kanal 7 Marla.

- **Rapat no. 684** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 in favour of M/s Pyramid Infratech Pvt. Ltd. for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land favour of M/s Pyramid Infratech Pvt. Ltd. into Affordable Residential Plotted colony (under DDJAY).
- **Rapat no. 1021/dt. 16.08.2018** :-That the land bearing Rect. No. 42, Killa no. 14/2 is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area		
				Kanal	Marla	
259 & 489	262 & 494	41	9/2/2	2	14	
			10	7	7	
			11/1	4	0	
			11/2	4	0	
			12/1	3	13	
			12/2/1	0	15	
			42	6/1/2	1	7
				7/1/3	0	4
				14/2/1	2	0
				15/1	0	16
				15/2	7	4
				<b>Total</b>	<b>40</b>	<b>4</b>



**Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar-1/2 share** have been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

**Badar no. 7 :-** That in the Jamabandi the aforesaid land under report bearing Rect. No. 41, Killa no. 8/1/2(0-10) is wrongly reflected, in place of correct number is Rect. No. 41, Killa no. 8/2/2(0-10) and the same has been corrected accordingly vide badar no.-7.

**Jamabandi for the year 2012-2013**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
237 & 456	239 & 459	41	9/2/2	2	14
			10	7	7
			11/1	4	0
			11/2	4	0
			12/1	3	13
			12/2/1	0	15
		42	6/1/2	1	7
			7/1/3	0	4
			14/2/1	2	0
			15/1	0	16
			15/2	7	4
	<b>Total</b>			<b>40</b>	<b>4</b>

**Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar-1/2 share** have been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
140 & 277	143 & 281	41	9/2/2	2	14
			10	7	7



		11/1	4	0
		11/2	4	0
		12/1	3	13
		12/2/1	0	15
	42	6/1/2	1	7
		7/1/3	0	4
		14/2/1	2	0
		15/1	0	16
		15/2	7	4
	<b>Total</b>		<b>40</b>	<b>4</b>

**Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar-1/2 share** have been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

- **Mutation No. 2000 Dt. 21.06.2006 of transfer of ownership:** - The aforesaid owners - **Sujan, Khazan, Suresh, Ramesh sons of Ram Kanwar** got the aforesaid land under report along with other land measuring 80 Kanal 7 Marla to the extent of 3/14 share from **Smt. Santosh, Santra-daughters, Smt. Ramkali –widow of Ramkumar** vide civil court decree bearing case no. 41 A/1998 , decided on 01.09.1999.
- **Mutation no. 1862, 2353** are not related with the aforesaid owner and same is belong to the other co-owner.

**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
100 & 200	104 & 208	41	9/2/2	2	14
			10	7	7
			11/1	4	0
			11/2	4	0
			12/1	3	13
			12/2/1	0	15
			6/1/2	1	7



			7/1/3	0	4
			14/2/1	2	0
			15/1	0	16
			15/2	7	4
	<b>Total</b>			<b>40</b>	<b>4</b>

**Sujan, Khazan, Suresh, Ramesh sons, Smt. Ramkali-widow, Santosh, Santra-daughters of Ram Kanwar-1/2 share** have been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

**Jamabandi for the year 1997-1998**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
93 & 185	97 & 125	41	9/2/2	2	14
			10	7	7
			11/1	4	0
			11/2	4	0
			12/1	3	13
			12/2/1	0	15
		42	6/1/2	1	7
			7/1/3	0	4
			14/2/1	2	0
			15/1	0	16
			15/2	7	4
	<b>Total</b>			<b>40</b>	<b>4</b>

**Sujan, Khazan, Suresh, Ramesh sons, Smt. Ramkali-widow, Santosh, Santra-daughters of Ram Kanwar-1/2 share** have been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

- **Mutation No. 1609 Dt. 30.01.1997 of inheritance:** - The previous co-owner- Ram Kumar son of Gheesa Ram had died and his 1/2 share in the aforesaid land under report along with other land inherited by his L.Rs. namely **Sujan, Khazan, Suresh,**



Ramesh sons, Smt. Ramkali-widow, Santosh, Santra-daughters of Ram Kanwar-  
1/2 share

Jamabandi for the year 1992-1993.

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
78 & 162	82 & 171	41	9/2/2	2	14
			10	7	7
			11/1	4	0
			11/2	4	0
			12/1	3	13
			12/2/1	0	15
		42	6/1/2	1	7
			7/1/3	0	4
			14/2/1	2	0
			15/1	0	16
			15/2	7	4
	<b>Total</b>			<b>40</b>	<b>4</b>

Ram Kanwar son of Gheesa Ram-1/2 share has been shown to be joint owner in possession of the aforesaid land under report along with other land admeasuring 80 Kanal 7 marla.

Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 41, KILLA NO. 9/2/2(2-14), 10(7-7), 11/1(4-0), 11/2(4-0), 12/1(3-13) 12/2/1(0-15), RECT. No. 42, KILLA NO. 6/1/2(1-7), 6/2(6-4), 7/1/3(0-4), 14/2/1 (2-0), 15/1(0-16), 15/2(7-4) ADMEASURING 40 KANAL 04 MARLA . The chain of title of the said land is clear.

## REMARKS

### FOR THE LAND OF CLAUSE NO.-1

Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land: The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report bearing Rect. No. 5, Killa no. 6/1(5-0) measuring 5 Kanal 0 marla-moza



Lakhnola in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.

**FOR THE LAND OF CLAUSE NO.-2**

**Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report bearing Rect. No. 5, Killa no. 6/2(1-9), 7/2(5-11) measuring 7 Kanal 0 marla- moza Lakhnola in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.

**FOR THE LAND OF CLAUSE NO.-3**

**Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report bearing Rect. No. 5, Killa no. 6/3(1-7) measuring 1 Kanal 7 marla-moza Lakhnola in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.

**FOR THE LAND OF CLAUSE NO.-4**

**Rapat no. 1021/dt. 16.08.2018 :-**That the land bearing Rect. No. 1, Killa no. 8, 25/1 (6-8) moza-Lakhnola is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**FOR THE LAND OF CLAUSE NO.-5**

**Rapat no. 1021/dt. 16.08.2018 :-**That the land bearing Rect. No. 1, Killa no. 8, 13, 14, 16/2 & 17 moza-Lakhnola is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**Jamabandies for the year 2023-24, 2018-2019 & 2013-2014 & mutation no. 1615 & 1861 :-** That the name of the aforesaid owner under report in respect of the land of clause no.-(5) is wrongly reflected as AMARDEEP BUILDCON PVT. LTD. IN PLACE OF CORRECT NAME- AMANDEEP BUILDCON PVT. LTD. in the aforesaid Jamabandies & mutations and the same is liable to be corrected accordingly by way of fard badar.



**FOR THE LAND OF CLAUSE NO.-6**

**Mutation No. 2009 dt. 07.01.2025 & Rapat no. 451/dt.31.12.2024 of Mortgage of land:** The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report bearing Rect. No. 4, Killa no. 1/1(6-9) moza-Lakhnola in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12851 dt. 31.12.2024.

**Mutation No. 2010 dt. 07.01.2025 & Rapat no. 452/dt.31.12.2024 of Mortgage of land:** The land owner- M/s Pyramid Infratech Pvt. Ltd. mortgaged the aforesaid land under report bearing Rect. No. 2, Killa no. 19(0-15), 22(7-10), 23/1(1-10) measuring 9 Kanal 15 marla and Rect. No. 2, Killa no. 20(5-4) to the extent of 43/104 share equal to 2 Kanal 3 Marla and Rect. No. 2, Killa no. 21(8-0) to the extent of 1/2 share equal to 4 Kanal 0 Marla-TOTAL ADMEASURING 15 KANAL 18 MARLA MOZA-LAKHNOLA in favour of Governor State of Haryana, Town and Country Planning, Haryana Chanigarh vide mortgage deed bearing vasika no. 12852 dt. 31.12.2024.

**Rapat no. 1021/dt. 16.08.2018 :-**That the land bearing Rect. No. 1, Killa no. 8, 15, 16/1 Rect. No. 2, Killa no. 20, 21, 22, Rect. No. 4, Killa no. 1,2, 3 moza-Lakhnola is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.

**FOR THE LAND OF CLAUSE NO.-9**

**Mutation No. 3684 Dt. 07.01.2025 of Mortgage & rapat no. 452/dt.31.12.2024 :** - The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** has mortgaged the aforesaid land under report bearing RECT. NO. 41, KILLA NO. 22(6-0) TO THE EXTENT OF 11/30 SHARE EQUAL TO 2 KANAL 4 MARLA MOZA-BADHA in favour of **Governor of Haryana** vide mortgage deed no. 12852 Dt. 31.12.2024.

**Rapat no. 1021/dt. 16.08.2018 :-**That the land bearing Rect. No. 42, Killa no. 14/2 Moza-Badha, is laying Gas Pipe Line Area and there are prohibited to make constructions, Borwell, growing trees etc within 30 Meter of this land accordingly has been notified under section 3 (1) & 6(1) of P & NP Act 1962.



## APPLICABILITY OF ZONE

That the aforesaid land under search falls in the zone of residential sector 86 Gurugram-Manesar Urban complex, Haryana and the applicability of certain zones and acts, policies like as NCZ (Natural conservation Zone), Bird or Wild Life Sanctuary restrictions, Railways, CRZ (Costal Regulation Zone ) are not applicable in respect of the land under search.

## 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 **[except the aforesaid remarks ]** by me so as to give rise to any suspicious regarding the ownership, right, title interest of the present property owners of the aforesaid land under report as per the revenue record.

## 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 thirty 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.
- (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 since the last thirty years.
- (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 under report, which may affect or cast any sort of cloud on the right, title and interest of the aforesaid owner under report, **except the aforesaid remarks.**
- (IV) 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 revenue and registration record in respect of the land under report mentioned above in clause no. (1) to (10), SUBJECT TO THE AFORESAID REMAKRS AS STATED ABOVE;

[For the land of clause no. (1), (2), (3), (6), (8), & (10)]

M/s PYRAMID INFRATECH PVT. LTD. is the exclusive owner of the land stated in Clause no. (1), (2), (3), (6), (8), & (10) above and has valid, clear, absolute, legal and marketable title in the land bearing;

KHEWAT NO. 332, KHATONI NO. 348, RECT NO. 5, KILLA NO. 6/1 (5-0)  
ADMEASURING 05 KANAL 00 MARLA.

KHEWAT NO. 334, KHATONI NO. 350, RECT NO. 5, KILLA NO. 6/2 (1-9),  
7/2(5-11) ADMEASURING 07 KANAL 00 MARLA.

KHEWAT NO. 336, KHATONI NO. 352, RECT NO. 5, KILLA NO. 6/3 (1-7)  
ADMEASURING 01 KANAL 07 MARLA.

KHEWAT NO. 433, KHATONI NO. 466, RECT NO. 1, KILLA NO. 15 (2-16),  
16/1 (6-14), 25/2(1-12), RECT. NO. 21, KILLA NO. 19(0-15), 20(5-4), 21(8-0),  
22(7-10), 23/1(1-10), RECT. NO. 4, KILLA NO. 1/1(6-9), 2/2(2-0), 3/1(2-12)  
ADMEASURING 45 KANAL 02 MARLA.

KHEWAT NO. 18, KHATONI NO. 18, RECT NO. 44, KILLA NO. 3(5-0),  
ADMEASURING 05 KANAL 00 MARLA

KHEWAT NO. 254, KHATONI NO. 260, RECT NO. 41, KILLA NO. 9/2/2(2-14),  
10(7-7), 11/1(4-0), 11/2(4-0), 12/1(3-13) 12/2/1(0-15), RECT. No. 42, KILLA  
NO. 6/1/2(1-7), 6/2(6-4), 7/1/3(0-4), 14/2/1 (2-0), 15/1(0-16), 15/2(7-4)  
ADMEASURING 40 KANAL 04 MARLA

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



M/s GETEAU PROPBUILD PVT. LTD. is the exclusive owner of the land stated in Clause no. (4) above and has valid, clear, absolute, legal and marketable title in the land bearing;

KHEWAT NO. 395, KHATONI NO. 427, RECT NO. 1, KILLA NO. 23/2 (2-8), 24(8-0), 25/1(6-8), RECT. NO. 5, KILLA NO. 5(8-0) ADMEASURING 24 KANAL 16 MARLA.

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

M/S AMANDEEP BUILDCON PVT. LTD. is the exclusive owner of the land stated in Clause no. (5) above and has valid, clear, absolute, legal and marketable title in the land bearing;

KHEWAT NO. 407, KHATONI NO. 439, RECT NO. 1, KILLA NO. 7 (0-17), 8(1-10), 12/1(0-3), 13/1(0-10), 14(7-12), 16/2(1-4), 17(8-0) ADMEASURING 25 KANAL 16 MARLA.

[For the land of Clause No. (7) & (9) ]

M/s GALLIUM PROPBUILD PVT. LTD. is the exclusive owner of the land stated in Clause no. (7) & (9) and has valid, clear, absolute, legal and marketable title in the land bearing;

KHEWAT NO. 9, KHATONI NO. 9, RECT NO. 41, KILLA NO. 13/2(1-2), ADMEASURING 1 KANAL 02 MARLA

KHEWAT NO. 253, KHATONI NO. 259, RECT NO. 41, KILLA NO. 8/2/2(0-10), 9/2/1(2-1), 12/2/2(2-18), 12/2/2(2-18), 13/1(6-5) 19(8-0), 20/1(1-11), 20/2(7-16), 22(6-0), RECT. No. 42, KILLA NO. 14/2/2(0-9), 16/1(1-8), 16/2(3-5) ADMEASURING 40 KANAL 03 MARLA.

TOTAL LAND ADMEASURING OF AFORESAID CLAUSES NO. 01 TO 10 COMES TO 195 KANAL 10 MARLA OR SAY 24.4375 ACRES, SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX READ WITH LICENSE NO. 10 OF 16.01.2025 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL COLONY (UNDER NILP POLICY-2022) OVER AN AREA MEASURING 24.4375 ACRES [ UNDER MIGRATION FROM LICENCE NO. 66 OF 2023 DATED 30.03.2023 GRANTED FOR 17.425 ACRES FOR DEVELOPMENT OF AFFORDABLE RESIDENTIAL PLOTTED COLONY ( UNDER DDJAY) AND 7.0125 ACRES FROM LICENCE NO. 67 OF 2023 DATED 30.03.2023 GRANTED FOR 8.33125 ACRES FOR DEVELOPMENT OF AFFORDABLE RESIDENTIAL PLOTTED COLONY ( UNDER DDJAY) IN SECTOR-



86, GURUGRAM-MANESAR URBAN COMPLEX UNDER THE DEVELOPER-M/S  
PYRAMID INFRA TECH PVT. LIMITED

Yours sincerely

for Pahuja Law Associates

  
Sanjay Pahuja

Advocate, Gurugram

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

Enclosures

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

REPORT NO. TSR-51

SEPTEMBER 24, 2025

EMAAR INDIA LIMITED.

Having its regd. 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. 408, KHATONI NO. 440, RECT NO. 1, KILLA NO. 13/2 (0-9), 18/1(6-16) ADMEASURING 7 KANAL 5 MARLA.[Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd. ]

SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE LAKHNOLA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.

(2) KHEWAT NO. 302, KHATONI NO. 309, RECT NO. 41, KILLA NO. 6/2/1 MIN(0-1), 6/2/2/1(0-7), 7/2/2 MIN(2-2) ADMEASURING 02 KANAL 10 MARLA [Property presently exclusively owned by M/s Pyramid Infratech Pvt. Ltd.]

(3) KHEWAT NO. 407, KHATONI NO. 416, RECT NO. 41, KILLA NO. 8/2/1 (1-19) ADMEASURING 01 KANAL 19 MARLA [Property presently exclusively owned by M/s Gallium Propbuild Pvt. Ltd.-19/351 share, Gems Buildcon Pvt. Ltd.-332/351 share ]

SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BADHA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.

TOTAL LAND ADMEASURING OF AFORESAID CLAUSES NO. 01 TO 03 COMES TO 11 KANAL 14 MARLA OR SAY 1.4625 ACRES, SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX READ WITH LICENSE NO. 75 OF 22.05.2025 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL COLONY (UNDER NILP POLICY-2022) ON THE ADDITIONAL AREA MEASURING 1.4625 ACRES IN ADDITION TO LICENCE NO. 10 OF 2025 DATED 16.01.2025 GRANTED FOR LAND MEASURING 24.4375 ACRES, THEREBY TOTAL AREA MEASURING 25.90 ACRES IN SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX UNDER THE DEVELOPER-M/S PYRAMID INFRATECH PVT



**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 concerned Sub Registrar, concerned Halka Patwari, District Revenue Record Room Gurugram 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 OWNERS**

Property is presently owned by:

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

**M/s PYRAMID INFRATECH PVT. LTD. -EXCLUSIVE OWNER**

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

**M/s PYRAMID INFRATECH PVT. LTD. -EXCLUSIVE OWNER**

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

**M/S GALLIUM PROPBUILD PVT. LTD.-19/351 SHARE & M/S GEMS BUILDCON PVT. LTD.-332/351 SHARE.- CO-OWNERS**

**DEVELOPER OF LAND CLAUSE NO. 1 TO 3**

**M/s PYRAMID INFRATECH PVT. LTD.**

**PROPERTY DETAILS**

**AS ALREADY MENTIONED ABOVE**

**DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED**

**(FOR THE LAND OF CLAUSE NO. 1 OF VILLAGE LAKHNOLA, TESHIL MANESAR, DIST. GURUGRAM)**



Jamabandi for the year 2023-2024, 2018-2019, 2013-2014, 2008-2009, 2003-2004, 1998-1999 and 1993-1994 and their mutations, rapats, sale deed etc. and their mutations, rapats, sale deed etc.

I have carried out the upto date search for the period of last thirty years in the office of Sub-Registrar, Manesar & Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since 1993-1994 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: -

**(FOR THE LAND OF CLAUSE NO. 2 & 3 OF VILLIAGE BADHA, TESHIL MANESAR, DIST. GURUGRAM)**

Jamabandi for the year 2022-2023, 2017-2018, 2012-2013, 2007-2008, 2002-2003 1997-1998 and 1992-1993 and their mutations, rapats, sale deed etc.

I have carried out the upto date search for the period of last thirty years in the office of Sub-Registrar, Manesar & Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since 1992-1993 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)]**

**Jamabandi for the year 2023-2024**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
408/363	440	1	13/2	0	9
			18/1	6	16
	<b>Total</b>			<b>7</b>	<b>5</b>

**M/s Pyramid Infratech Pvt. Ltd.** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1975 dt. 23.04.2024 of partition** : - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 19 and the same has been decided on 08.02.2024. After partition **RECT NO. 1, KILLA NO. 13/2**



(0-9), 18/1(6-16) ADMEASURING 07 KANAL 05 MARLA was allotted to the aforesaid owner under report- M/s Pyramid Infratech Pvt. Ltd., in lieu of its 2611/3816 share in unpartitioned land admeasuring 10 kanal 12 Marla.

- **Mutation No. 1903 Dt. 22.08.2022 of sale:** - That the aforesaid owner under report- M/s Pyramid Infratech Pvt. Ltd. purchased the aforesaid unpartitioned land admeasuring 10 Kanal 12 marla to the extent of 2611/3816 share equal to 07 Kanal 05 marla from Smt. Kaushliya, Sushila-daughters, Nar Singh-son of Suraj Bhan son of Durga-109/848 share, Jyoti-daughter of Bala Devi daughter of Suraj Bhan-109/2544 share, Jai Narayan, Ram Narayan. Rampal-sons, Smt. Premwati-daughter of Maadi Devi daughter of Dharmu-82/477 share, Mahadei wife of Ram Mehar son of Gheesa-25/1908 share Suredner, Parvinder-sons of Ram Mehar son of Gheesa-73/3816 share Mahender, Shrichand, Jawahar sons of Hazari Lal son of Dharmu-41/318 share, Sonu son of Hardwari son of Hazari Lal-41/954 share, Smt. Rajbala-daughter, Rampal-son of Smt. Bansati daughter of Sukhdei-109/954 share Ravinder-son, Smt. Monika, Sonia-daughters of Santosh daughter of Balwant-11/954 share, Krishna, Sushma daughters of Smt. Dhankaur son of Chhalu-1/318 share, Chander Parkash son of Rughnath & Ram Kishan son of Hukum chand son of Hari singh-1/212 share vide sale deed no. 4688 Dt. 16.08.2022.
- **Mutation No. 1861 dt. 06.09.2021 of partition read with sehat partition mutation no. 1898 dt. 06.08.2022:** - That prior to this aforesaid sellers had also got the aforesaid land measuring 10 Kanal 12 marla to the extent of 2611/3816 share in a partition case between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 7 and the same has been decided on 29.04.2021. After partition **RECT NO. 1, KILLA NO. 12/2 (0-1), 13/2(0-9), 18(8-0), 19(2-2) ADMEASURING 10 KANAL 12 MARLA** to the extent of their aforesaid respective share was allotted to the aforesaid sellers/previous owners, in lieu of their share in unpartitioned land admeasuring 35 kanal 18 Marla.
- **Rapat no. 1039/dt. 05.06.2025** :-That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the



aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).

- **Rapat no. 684 dt. 20.04.2023** :-That the Director Town and Country Planning Haryana has issued a Licence no. 66/dt. 30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY)
- **Mutation No. 1841 Dt. 08.03.2021 of inheritance:** - The co-owner Suraj Bhan son of Smt. Sona daughter of Dharmu had died and his share in the aforesaid land inherited by his L.Rs. namely Smt. Kaushliya, Sushila - daughters, Nar Singh-son of Suraj Bhan—3/80 share, Jyoti daughter of Bala Devi daughter of Suraj Bhan-1/80 share DAR-1/20 share.
- **Badar no. 1 dt. 13.08.2020** :- That the area of land bearing Rect. No. 1, Killa no. 13(6-9) is wrongly reflected in place of correct area as Rect. No. 1, Killa no 13(6-19) and share of co-owners have also wrongly reflected, in place of correct share and the same has been corrected accordingly by way of badar no.-1.
- **Badar no. 6 dt. 18.08.2021** :- That the name of Ram Mehar son of Gheesa is is wrongly reflected in view of inheritance mutation no. 1686-the correct owners are Smt. Mahadei-widow, Suredner, Om Singh, Parvinder, Ram Niwas-sons, Smt. Rakesh Devi-daughter of Ram Mehar son of Gheesa. Further in view of inheritance mutation no. 1687 the aforesaid Ram Niwas has been died and correct owners are as Smt. Mahadei-mother, Smt. Kamlesh-widow, Nikita daughter of Ram Niwas
- **Badar no. 26 dt. 14.10.2022** :- That the name of Smt. Ram Pyari widow of Humum chand is wrongly reflected in view of inheritance mutation no. 1815-the correct owners are Ram Kishan son of Hukum Chand son of Hari Singh

**Jamabandi for the year 2018-2019, read with aforesaid badar no. 1, 6 & 26.**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
363/345	406	1	7	0	17
			8	1	10



			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

Suraj Bhan son of Smt. Sona daughter of Dharmu-1/20 share, Jai Narayan, Ram Narayan, Rampal-sons, Smt. Premwati-daughter of Maadi Devi daughter of Dharmu-1/20 share, Mahadei wife of Ram Mehar son of Gheesa-25/1908 share, Suredner, Parvinder, Om Singh-sons, Rakesh Devi-daughter of Ram Mehar-1/90 share, Mahender, Shrichand, Jawahar sons of Hazari Lal son of Dharmu-3/80 share, Sonu son of Hardwari son of Hazari Lal-1/80 share, Smt. Rajbala-daughter, Rampal, Jai Bhagwan-sons of Smt. Bansati daughter of Sukhdei-1/20 share, Ravinder-son, Smt. Monika, Sonia-daughters of Santosh daughter of Balwant-1/300 share, Krishna, Sushma daughters of Smt. Dhankaur son of Chhalu-5/1112 share, Chander Parkash son of Rughnath-5/1112 share & Ram Kishan son of Hukum chand son of Hari singh-15/2224 share have been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of their aforesaid respective share.

- **Mutation No. 1773 Dt. 17.07.2018 of inheritance:** - The co-owner Hardwari son of Hazari son of Dharmu had died and his-1/80 share in the aforesaid land inherited by his LRs. namely Sonu daughter of Hardwari son of Hazari.

Jamabandi for the year 2013-2014, read with aforesaid badar no. 1, 6 & 26.

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
345/413	381	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12



		16/2	1	4
		17	8	0
		18	8	0
		19	2	2
	<b>Total</b>		<b>35</b>	<b>18</b>

Suraj Bhan son of Smt. Sona daughter of Dharmu-1/20 share, Jai Narayan, Rarr Narayan, Rampal-sons, Smt. Premwati-daughter of Maadi Devi daughter of Dharmu-1/20 share, Ram Mehar, Jaswant sons of Gheesa son of Dharmu-1/30 share, Suredner, Parvinder, Om Singh-sons, Rakesh Devi-daughter of Rarr Mehar-1/90 share, Hardwari, Mahender, Shrichand, Jawahar sons of Hazari La son of Dharmu-1/20 share, Smt. Rajbala-daughter, Rampal, Jai Bhagwan-sons of Smt. Bansati daughter of Sukhdei-1/20 share, Ravinder-son, Smt. Monika, Sonia-daughters of Santosh daughter of Balwant-1/300 share, Krishna, Sushma daughters of Smt. Dhankaur son of Chhalu-5/1112 share, Chander Parkash son of Rughnath-5/1112 share & Ram Kishan son of Hukum chand son of Hari singh-15/2224 share have been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of their aforesaid respective share.

- **Mutation No. 1599 Dt. 05.11.2012 of inheritance:** - The co-owner Smt. Santosh daughter of Balwant had died and his share in the aforesaid land inherited by his L.Rs. namely Ravinder-son, smt. Monika, Sonia-daughters of Santosh daughter of Balwant

Jamabandi for the year 2008-2009, read with aforesaid badar no. 1, 6 & 26.

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
413/356	464	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0



		19	2	2
	<b>Total</b>		<b>35</b>	<b>18</b>

Suraj Bhan son of Smt. Sona daughter of Dharmu-1/20 share, Jai Narayan, Ram Narayan, Rampal-sons, Smt. Premwati-daughter of Maadi Devi daughter of Dharmu-1/20 share, Ram Mehar, Jaswant sons of Gheesa son of Dharmu-1/30 share, Suredner, Parvinder, Om Singh-sons, Rakesh Devi-daughter of Ram Mehar-1/90 share, Hardwari, Mahender, Shrichand, Jawahar sons of Hazari La son of Dharmu-1/20 share, Smt. Rajbala-daughter, Rampal, Jai Bhagwan-sons of Smt. Bansati daughter of Sukhdei-1/20 share, Santosh daughter of Balwant-1/30 share, Krishna, Sushma daughters of Smt. Dhankaur son of Chhalu-5/1112 share, Chander Parkash son of Rughnath-5/1112 share & Ram Kishan son of Hukum chand son of Hari singh-15/2224 share have been shown to be co-owner in possession of the aforesaid land under report along with other land admeasuring 35 Kanal 18 Marla to the extent of their aforesaid respective share.

- **Mutation No. 1081 Dt. 17.08.2000 of inheritance:** - The co-owner Gheesa son of Dharmu had died and her 1/2 share in the aforesaid land inherited by his L.Rs. namely Ram Mehar, Balwant, Jaswant-sons, Smt. Shanti, chandrawali, Ratti Devi-daughters of Gheesa son of Dharmu-1/2 share
- **Mutation No. 1242 Dt. 12.05.2005 of inheritance:** - The co-owner Shanti daughter of Gheesa had died and her 1/12 share in the aforesaid land inherited by his L.Rs. namely Ishwar Singh, karan Singh, -sons, Krishna, Laxmi, Prem, Sushila, Bimla-daughters of Shanti daughter of Gheesa-1/12 share
- **Mutation No. 1262 Dt. 24.06.2005 Transfer of Ownership:** - The aforesaid owner Ram Kishan son of Hukum Chand got the aforesaid land under report along with other land admeasuring 100 Kanal 1 marla to the extent of 1/16 share from Smt. Shanti, Angoori daughter of Hukum Chand vide Release deed no. 16841 Dt. 22.11.2004.
- **Mutation No. 1286 Dt. 21.12.2005 Transfer of Ownership:** - The aforesaid owner Ram Mehar, Balwant, Jaswant sons of Gheesa son of Dharmu got the aforesaid land under report along with other land admeasuring 100 Kanal 1



marla to the extent of 3/120 share from Smt. Ratti Devi daughter of Gheesa son of Dharmu-1/120 share, Ishwar Singh, karan Singh, -sons, Krishna, Laxmi, Prem, Sushila, Bimla-daughters of Shanti daughter of Gheesa-1/120 share, Ramotar, Mukesh, Rakesh, Devender, Rajesh sons, Smt. Suresh Devi-daughter of Smt. Chandrawali daughter of Gheesa-1/120 share vide Release deed no. 13117 Dt. 05.10.2005.

- **Mutation No. 1399 Dt. 28.07.2007 Transfer of Ownership:** - The co-owner Smt. Santosh, Sumitra, Rajbala, Ram Bhatari-daughters, Smt. Murti Devi daughter of Balwant got the aforesaid land under report along with other land admeasuring 100 Kanal 1 marla to the extent of 1/60 share from Balwant son of Gheesa vide Release deed no. 4244 Dt. 21.05.2007.

**Jamabandi for the year 2003-2004**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
356/333	427-431	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

Suraj Bhan son of Smt. Sona daughter of Dharmu-1/20 share, Jai Narayan, Rarr Narayan, Rampal-sons, Smt. Premwati-daughter of Maadi Devi daughter of Dharmu-1/20 share, Gheesa, Hazari sons of Dharmu-1/10 share, Smt. Basant Devi daughter of Sehdev daughter of Dharmu-1/20 share, Rughnath, Sheonath sons of Challu son of Ruda-1/8 share, Smt. Krishna, Sushma-daughters of Smt Dhankaur-1/16 share, Ram Rikh son of Hari Singh-1/8 share, Chander Parkast son of Rughnath son of Challu-1/16 share, Ram Kishan-son, smt. Shanti Angoori-daughters & Smt. Ram Pyari-widow of Hukum chand son of Hari Singh-1/8 share, Hoshiar Singh-son, Smt. Krishan, Maqtooli-daughters of Pyara son of Kanhiya-1/4 share have been shown to be co-owner of the aforesaid land under



report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.

The aforesaid land bearing Rect. No. 1, Killa no. 13 (6-9) has been shown under the possession of Ganpat, Shiv Parshad sons of Dev karan as GAIR MOURSI

The aforesaid land bearing Rect. No. 1, Killa no. 18 (8-0) has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share as co-owner.

- Mutation No. 1123 Dt. 05.09.02 of inheritance: - The co-owner Smt Kalawati widow of Pyara son of Kanhiya had died and her 1/16 share in the aforesaid land inherited by his L.Rs. namely Hoshiar Singh-son, Krishna Maqtolli-daughter of Smt. Kalawati widow of Pyara.
- Mutation No. 1121 Dt. 05.03.02 of inheritance: - The co-owner Smt. Maad daughter of Dharmu had died and her 1/20 share in the aforesaid land inherited by his L.Rs. namely Jai Narayan, Ram Narayan, Rampal-sons, Smt Premwati-daughter of Maadi Devi daughter of Dharmu-1/20 share Gheesa.
- Mutation No. 1118 Dt. 05.03.02 of inheritance: - The co-owner Sona daughter of Dharmu had died and her 1/20 share in the aforesaid land inherited by his L.Rs. namely Surajbhan son of Smt. Sona-daughter of Dharmu-1/20 share.
- Mutation No. 1117 Dt. 05.03.02 of inheritance: - The co-owner Smt. Sukhde daughter of Dharmu had died and her 1/20 share in the aforesaid land inherited by his L.Rs. namely Smt. Basanti Devi daughter of Sukhde daughter of Dharmu-1/20 share.
- Mutation No. 1101 Dt. 22.10.2001 of inheritance: - The co-owner Smt. Dhankaur daughter of challu had died and her 1/16 share in the aforesaid land inherited by his L.Rs. namely Smt. Krishna, Sushma daughters of Smt. Dhakaur daughter of Challu-1/16 share.

Jamabandi for the year 1998-1999



Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
333/305	397-401	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

Gheesa, Hazari sons, Smt. Sukhdei, Smt. Sona, Smt. Maadi-daughter of Dharmu-1/4 share, Rughnath, Sheonath sons & Smt. Dhankaur-daughter of Challu son of Ruda-3/16 share, Chander Parkash son of Rughnath son of Challu-1/16 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan-son, smt. Shanti, Angoori-daughters & Smt. Ram Pyari-widow of Hukum chand son of Hari Singh-1/8 share, Hoshiar Singh-son, Smt. Krishan, Maqtooli-daughters of Pyara son of Kanhiya-1/4 share have been shown to be co-owner of the aforesaid land under report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.

The aforesaid land bearing Rect. No. 1, Killa no. 13 (6-9) has been shown under the possession of Ganpat, Shiv Parshad sons of Dev karan as **GAIR MOURSI**

The aforesaid land bearing Rect. No. 1, Killa no. 18 (8-0) has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share as co-owner.

- **Mutation No. 1039 Dt. 18.08.1998 Transfer of Ownership:** - The aforesaid owner **Chander Parkash son of Rughnath adopted son of chirangi** got the aforesaid land under report along with other land admeasuring 100 Kanal 1 marla to the extent of 1/16 share from **Chirangi son of Challu** vide civil court decree bearing case no. 138/1993, decided on 04.05.1993, from the court of Sh Deepak Gupta Sub-Judge II class Gurgaon.



### Jamabandi for the year 1993-1994

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
333/263	379-383	1	7	0	17
			8	1	10
			12	0	4
			13	6	9
			14	7	12
			16/2	1	4
			17	8	0
			18	8	0
			19	2	2
	<b>Total</b>			<b>35</b>	<b>18</b>

Gheesa, Hazari sons, Smt. Sukhdei, Smt. Sona, Smt. Maadi-daughter of Dharmu-1/4 share, Rughnath, Sheonath, Chirangi sons & Smt. Dhankaur-daughter of Challu son of Ruda-3/16 share, Ram Rikh son of Hari Singh-1/8 share, Ram Kishan-son, smt. Shanti, Angoori-daughters & Smt. Ram Pyari-widow of Hukum chand son of Hari Singh-1/8 share, Hoshiar Singh-son, Smt. Krishan, Maqtooli-daughters of Pyara son of Kanhiya-1/4 share have been shown to be co-owner of the aforesaid land under report along with other land admeasuring 100 Kanal 1 Marla to the extent of their aforesaid respective share.

The aforesaid land bearing Rect. No. 1, Killa no. 13 (6-9) has been shown under the possession of Ganpat, Shiv Parshad sons of Dev karan as gair moursi.

The aforesaid land bearing Rect. No. 1, Killa no. 18 (8-0) has been shown under the possession of Ramrikh, Ram Kishan-1/2 share, Hoshiar Singh-1/2 share as co-owner.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1993-1994 to 2023-2024, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

*Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 1, KILLA NO. 13/2 (0-9),*



18/1(6-16) ADMEASURING 07 KANAL 05 MARLA.. *The chain of title of the said land is clear, except the aforesaid remarks.*

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

**Jamabandi for the year 2022-2023**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
302/466	309	41	6/2/1	0	6
			6/2/2/1	0	7
			7/2/1/2	1	19
			7/2/2	2	13
	<b>Total</b>			<b>5</b>	<b>5</b>

Partap son of Dharam Singh-1/2 share, Tarun, Lokesh sons of Karan Singh-1/2 share have been shown to be co-owners in possession of the aforesaid land under report.

- **Mutation No. 3665 Dt. 12.11.2024 of sale:** - The aforesaid owner under report- **M/s Pyramid Infratech Pvt. Ltd.** purchased the aforesaid land under report along with other land admeasuring 5 Kanal 5 marla from **Partap son of Dharam Singh-1/2 share, Tarun, Lokesh sons of Karan Singh-1/2 share** vide sale deed no. 3665 Dt. 12.11.2024.
- **Mutation No. 3566 dt. 18.04.2023 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Manesar vide case no. 23 and the same has been decided on 09.02.2023. After partition **RECT NO. 41, KILLA NO. 6/2/1(0-6), 6/2/2/1(0-7), 7/2/1/2(1-19), 7/2/2(2-13) ADMEASURING 5 KANAL 5 MARLA** was allotted to the aforesaid previous owner - **Partap son of Dharam Singh-1/2 share, Tarun, Lokesh sons of Karan Singh-1/2 share** in lieu of their 105/347 share in unpartitioned land admeasuring 17 kanal 7 Marla.
- **Rapat no. 1039/dt. 05.06.2025 :-** That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land favour of M/s Pyramid Infratech Pvt. Ltd. into Affordable Residential Plotted colony (under DDJAY).



- **Mutation No. 3407 Dt. 08.03.2021 of inheritance:** - The co-owner Dharam Singh son of Sisram had died and her 105/347 share in the aforesaid land inherited by his L.Rs. namely Kamla-widow, Manoj, Suman-daughters, Partap-son of Dharam Singh-84/347 share, Kaushliya-widow, Versha, Priyanka-daughters, Lokesh, Tarun-sons of Karan Singh son of Dharam Singh-21/347 share (total 105/347 share)
- **Mutation No. 3472 Dt. 25.02.2022 of Transfer of Ownership:** - The aforesaid previous owner- Tarun, Lokesh sons of Karan Singh son of Dharam Singh got the aforesaid unpartitioned land to the extent of 63/1735 share from Kaushliya-widow, Versha, Priyanka-daughters of Karan Singh son of Dharam Singh vide Release deed no. 10012 Dt. 21.01.2022.
- **Mutation No. 3473 Dt. 25.02.2022 of Transfer of Ownership:** - The aforesaid co- owner- Kamla widow of Dharam Singh got the aforesaid unpartitioned land to the extent of 42/347 share from Manoj, Suman-daughters of Dharam Singh son of Sis Ram vide Release deed no. 10421 Dt. 03.02.2022.
- **Mutation No. 3514 Dt. 04.07. 2022 of Transfer of Ownership:** - The aforesaid previous owner- Partap son of Dharam Singh got the aforesaid unpartitioned land to the extent of 63/347 share from smt. Kamla widow of Dharam Singh vide Release deed no. 2334 Dt. 07.06.2022.

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
466 & 704	471 & 708	41	6/2/1	0	6
			6/2/2	0	12
			7/2/1/2	1	19
			7/2/2	2	13
<b>Total</b>				<b>5</b>	<b>10</b>

Dharam Singh son of Shish Ram-105/347 share equal to 5 Kanal 5 Marla have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land.



### Jamabandi for the year 2012-2013

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
433 & 658	436 & 661	41	6/2/1	0	6
			6/2/2	0	12
			7/2/1/2	1	19
			7/2/2	2	13
	<b>Total</b>			<b>5</b>	<b>10</b>

**Dharam Singh son of Shish Ram-105/347 share equal to 5 Kanal 5 Marla** have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land 17 Kanal 7 Marla.

- **Mutation No. 2866 Dt. 05.10.2012 of sale:** - The aforesaid previous owner **Dharam Singh son of Sis Ram** purchased the aforesaid land under report along with other land admeasuring 17 Kanal 7 marla to the extent of 40/347 share from **Smt. Lali daughter of Kudia** vide sale deed no. 1566 Dt 04.10.2012.
- **Mutation No. 2865 dt. 05.10.2012 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Gurugram vide case no. 7/NT and the same has been decided on 01.10.2012. After partition land measuring **17 KANAL 7 MARLA** was allotted to the aforesaid previous owner – **Dharam son of Sis Ram-65/347 and Smt. Lali daughter of Kudia in lieu of 65/636 share of Dharam Singh & 40/636 share of Smt. Lali in unpartitioned land admeasuring 31 kanal 16 Marla.**
- **Mutation No. 2843 dt. 05.10.2012 of partition:** - A partition case was decided between the all co-owners of the aforesaid land under report along with other land from the court of A.C. 2<sup>nd</sup> Grade, Gurugram. After partition land measuring **31 KANAL 16 MARLA** was allotted to the aforesaid previous owner – **Dharam son of Sis Ram-65/636 and Smt. Lali daughter of Kudia in lieu of 60/636 share in aforesaid unpartitioned land along with khewat of land.**
- **Mutation No. 2838 Dt. 05.07.2012 of sale:** - The aforesaid previous owner **Dharam Singh son of Sis Ram** purchased the aforesaid land under report



along with other land unpartined land to the extent of 1/8 share equal to 3 Kana 4 marla 7 Sarsai from **Smt. Kaushliya daughter of Sis Ram** vide sale deed no. 844 Dt. 03.07.2012.

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
266 & 281 & 409	270 & 285 & 413	41	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

**Kausliya daughter of Sis Ram-1/8 share, Smt. Lali daughter of Kudia-1/8 share** have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land along with other land.

**Badar no. -4 dt. 26.12.2005 :-** That in the Jamabandi for the year 2002-2003, Sis Ram son of Bohru has wrongly reflected as he has already died & his inheritance mutation no. 1806 was not incorporated in this Jamabandi, so in place of Sisram correct owners are Kaushliya-Savita daughters of Sis Ram-1/4 share

**Jamabandi for the year 2002-2003**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
192 & 204 & 309	200 & 212 & 318	41	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

**Sis Ram-1/4 share, Smt. Lali daughter of Kudia-1/8 share** have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land along with other land.

**Badar no. -2 dt. 26.12.2005 :-** That in the Jamabandi Kudia son of Bohru has wrongly reflected as he has already died & his inheritance mutation no. 1720 was not incorporated in this Jamabandi, so in place of Kudia correct owners are Smt. Lali daughter of Kudia son of Bohru-1/2 share, Smt. Chander Devi widow & Girdhari, Umed



Singh, Manphool, Rajender sons, Smt. Shakuntla Devi-daughter of Ramphal son of Kudia-3/7 share, Smt. Bhateri-widow, Rekha-daughter of Jeet Ram son of Ram Phal-1/14 share out of 1/4 share of Kudia.

**Jamabandi for the year 1997-1998**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
177 & 189 & 289	187 & 199 & 301	41	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

**Kudia, Sisram, Rampt, Richpal sons of Bohru to the extent of 1/4 share each** have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land along with other land.

**Jamabandi for the year 1992-1993**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
154 & 166 & 250	163 & 175 & 262	41	6	8	0
			7	8	0
	<b>Total</b>			<b>16</b>	<b>0</b>

**Kudia, Sisram, Rampt, Richpal sons of Bohru to the extent of 1/4 share each** have been shown to be co-owners in possession of the aforesaid land under report along with other land i.e unpartitioned land along with other land.

It is pertinent to mention here that if any mutations, rapats and badars which are reflected in the aforesaid Jamabandi for the year 1992-1993 to 2022-2023, but the same has not been explained above as they are not related with the aforesaid land of the aforesaid owner under report.

*Now M/s Pyramid Infratech Pvt. Ltd. is exclusive owner in possession of the aforesaid land under report comprised in RECT NO. 41, KILLA NO. 6/2/1 MIN(0-1), 6/2/2/1(0-7), 7/2/2 MIN(2-2) ADMEASURING 02 KANAL 10 MARLA. The chain of title of the said land is clear.*



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

**Jamabandi for the year 2022-2023**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
407/417	416	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>

**Gurdyal son of Mangtu Ram** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 3646 Dt. 20.08.2024 of exchange of land:** - The aforesaid owner under report- **M/s Gallium Propbuild Pvt. Ltd.-19/351 share, Gems Buildcon Pvt. Ltd.-332/351 share** got the aforesaid land under report admeasuring 1 Kanal 19 marla along with other land from **Gurdyal son of Mangtu Ram** vide exchange deed no. 7297 Dt. 20.08.2024.
- **Rapat no. 1039/dt. 05.06.2025 :-**That the Director Town and Country Planning Haryana has issued a Licence no. 67/dt.30.03.2023 for development of the aforesaid land under report along with other land into Affordable Residential Plotted colony (under DDJAY).

**Jamabandi for the year 2017-2018**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
417/385	422	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>

**Gurdyal son of Mangtu Ram** has been shown to be exclusive owner in possession of the aforesaid land under report.

**Mutation No. 2146 of sale (Dismissed ) & badar no.-26:** - The mutation no. 2146 & has been reflected as dismissed and also not related with the aforesaid land under report of the aforesaid owner.

**Jamabandi for the year 2012-2013**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
385/239	388	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>



**Gurdyal son of Mangtu Ram** has been shown to be exclusive owner in possession of the aforesaid land under report.

**Jamabandi for the year 2007-2008**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
239/169	243	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>

**Gurdyal son of Mangtu Ram** has been shown to be exclusive owner in possession of the aforesaid land under report.

**Jamabandi for the year 2002-2003**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
169/155	177	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>

**Gurdyal son of Mangtu Ram** has been shown to be exclusive owner in possession of the aforesaid land under report.

- **Mutation No. 1688 Dt. 17.12.1999 of Sale:** - The aforesaid previous owner - **Gurdyal son of Mangtu Ram** purchased the aforesaid land under report admeasuring 1 Kanal 19 marla to the extent of 5/6 share from **Banwari, Ramnath, Mahipal, Harbir Singh-sons of Amar Singh-2/3 share, Kalish son of Lakhpat son of Amar Singh-1/6 share** vide Sale deed no. 9888 Dt. 12.11.1999.
- **Mutation No. 1689 Dt. 17.12.1999 of Sale:** - The aforesaid previous owner - **Gurdyal son of Mangtu Ram** also purchased the aforesaid land under report admeasuring 1 Kanal 19 marla to the extent of 1/6 share from **Madan Singh son of Amar Singh** vide Sale deed no. 9887 Dt. 12.11.1999.

**Jamabandi for the year 1997-1998**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
155/134	165	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>



The aforesaid previous sellers- Banwari, Ramnath, Mahipal, Harbir Singh, Madan Singh-sons of Amar Singh-5/6 share, Kailash son of Lakhpat son of Amar Singh-1/6 share has been shown to be co- owner in possession of the aforesaid land under report along with other land.

**Jamabandi for the year 1992-1993**

Khewat No.	Khata No.	Rect. No.	Killa No.	Area	
				Kanal	Marla
134/119	143	41	8/2/1	1	19
	<b>Total</b>			<b>1</b>	<b>19</b>

The aforesaid previous sellers- Banwari, Ramnath, Mahipal, Harbir Singh, Madan Singh-sons of Amar Singh-5/6 share, Kailash son of Lakhpat son of Amar Singh-1/6 share has been shown to be co- owner in possession of the aforesaid land under report along with other land.

Now M/s Gallium Propbuild Pvt. Ltd.-19/351 share & M/s Gems Buildcon Pvt. Ltd.-332/351 share are owners in possession of the aforesaid land under report comprised in RECT NO. 41, KILLA NO. 8/2/1 (1-19) ADMEASURING 01 KANAL 19 MARLA. The chain of title of the said land is clear.

**APPLICABILITY OF ZONE**

That the aforesaid land under search falls in the zone of residential sector 86 Gurugram-Manesar Urban complex, Haryana and the applicability of certain zones and acts, policies like as NCZ (Natural conservation Zone), Bird or Wild Life Sanctuary restrictions, Railways, CRZ (Costal Regulation Zone ) are not applicable in respect of the land under search.

**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 owners of the aforesaid land under report as per the revenue record.



## **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 thirty 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.
- (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 since the last thirty years.
- (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 under report, which may affect or cast any sort of cloud on the right, title and interest of the aforesaid owner under report.
- (IV) 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 detract from the value of my report, as that an independent Legal Advisor in the present case.

## **OPINION**

In my opinion, as per revenue and registration record in respect of the land under report mentioned above in clause no. (1) to (3).

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

**M/s PYRAMID INFRATECH PVT. LTD. is the exclusive owner of the land stated in Clause no. (1), above and has valid, clear, absolute, legal and marketable title in the land bearing-KHEWAT NO. 408, KHATONI NO. 440, RECT NO. 1, KILLA NO. 13/2 (0-9), 18/1(6-16) ADMEASURING 7 KANAL 5 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE LAKHNOLA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.**



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

M/s PYRAMID INFRATECH PVT. LTD. is the exclusive owner of the land stated in Clause no. (2), above and has valid, clear, absolute, legal and marketable title in the land bearing- KHEWAT NO. 302, KHATONI NO. 309, RECT NO. 41, KILLA NO. 6/2/1(0-6), 6/2/2/1(0-7), 7/2/1/2(1-19), 7/2/2(2-13) ADMEASURING 05 KANAL 05 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BADHA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.

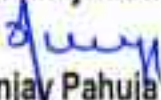
**[For the land of Clause No. (3)]**

M/S GALLIUM PROPBUILD PVT. LTD.-19/351 SHARE, GEMS BUILDCON PVT. LTD.-332/351 SHARE are the owners of the land stated in Clause no. (3) above and has valid, clear, absolute, legal and marketable title in the land bearing- KHEWAT NO. 407, KHATONI NO. 416, RECT NO. 41, KILLA NO. 8/2/1 (1-19) ADMEASURING 01 KANAL 19 MARLA SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BADHA, TEHSIL MANESAR & DISTRICT GURUGRAM, HARYANA.

TOTAL LAND ADMEASURING OF AFORESAID CLAUSES NO. 01 TO 03 COMES TO 11 KANAL 14 MARLA OR SAY 1.4625 ACRES, SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX READ WITH LICENSE NO. 75 OF 22.05.2025 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO RESIDENTIAL COLONY (UNDER NILP POLICY-2022) ON THE ADDITIONAL AREA MEASURING 1.4625 ACRES IN ADDITION TO LICENCE NO. 10 OF 2025 DATED 16.01.2025 GRANTED FOR LAND MEASURING 24.4375 ACRES, THEREBY TOTAL AREA MEASURING 25.90 ACRES IN SECTOR-86, GURUGRAM-MANESAR URBAN COMPLEX UNDER THE DEVELOPER-M/S PYRAMID INFRATECH PVT. LIMITED

Yours sincerely

for Pahuja Law Associates

  
Sanjay Pahuja  
Advocate, Gurugram

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

**Enclosures**

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