

**MANISH KUMAR SAINI**  
ADVOCATE

Contact : +91 92555 14447  
District Courts Gurugram  
(Haryana) – 122 001

Date-24.11.2025

**M/s Aura Builders & Developers Private Limited**  
Office at Unit No. STS003, DLF Star Tower, Sector-30,  
Gurugram, Haryana

**Subject : DUE DILIGENCE**

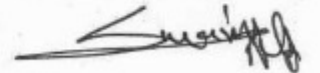
Dear Sir,

In accordance with the engagement dated 04.11.2025 to perform due diligence on Land comprised in:

1. Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam.**
2. Khewat/Khata No.98/102, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring **8 Kanal 0 Marla Salam**
3. Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2/2(2-2-3) 8(8-0), 9(8-0), field 5 land measuring **34 kanal 2 marla 3 Sarsai.**

Therefore total land measuring **66 Kanal 2 Marla 3 Sarsai** situated in the revenue estate of Village Harsaru, Sub-Tehsil Harsaru District Gurugram.

The said Land measuring 66 Kanal 2 Marla 3 Sarsai and The necessary work has been preformed and hereby report my findings to you are as follows.



**Terms of Reference**

My report has been prepared solely for the use of M/s Aura Builders & Developers Private Limited. The report should not be otherwise referred to, in whole or in part, or quoted by expertise or reference in any manner, or distributed in whole or in part or published or copied to any third party without our prior written consent.

The scope of the work has been limited to the purpose of engagement detailed in the engagement letter.

**Places Visited and Sources of Information**

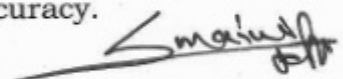
Office of Halka (area) Patwari situated at Tehsil & District Gurugram; office of Registrar, District Gurugram and Office of Sub-Registrar Tehsil Gurugram, Joint Sub-Registrar Harsaru, Gurugram, Information is as per the records maintained in above said offices.

**Verification**

In completing my work I have relied on the integrity of the information and data supplied to me. I have not independently verified the information or documentation provided to me unless expressly stated in the report.

**Projections**

I have made the projections based on underlying assumptions provided by the concerned authorities. I cannot or do not explore the technical aspects of business decisions and their calculations. The assumptions are the sole responsibility of the M/s Aura Builders & Developers Private Limited Revenue Papers viz. Jamabandis, Mutations have been reviewed and no responsibility is accepted for any of them being wrong, or the ultimate accuracy.



**Disclaimer**

As a part of the engagement to look for possible issues the negative aspects have been highlighted. In spite of detailed research and analysis risks cannot be eliminated and all business and investment decisions contain some amount of risk. However, I do not claim that I can or have uncovered all possible issues.

This report is issued on the understanding you have drawn my attention to all matters related to title of the land. The fieldwork for this report was completed on 21.11.2025 and I accept no responsibility for events and circumstances occurring after that date or of updating the report.

**Limited Review Report**

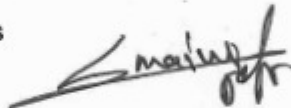
This is only a limited review report, the scope of the work being confined to the areas specified in the engagement. Further, the scope of our work has been limited by the time available and the work should not be relied upon as being comprehensive.

Accordingly, I do not, and cannot represent that the procedures have been sufficient for your purposes.

**Matters Excluded**

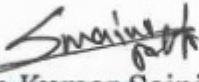
There are other areas, such as,

1. issues of law (including without prejudice to the foregoing, validity and effectiveness of contracts, licenses, title deeds including those for property, investments and stock, encumbrances, and all matter relation to product liability);
2. valuation of land
3. regulatory issues

A handwritten signature in black ink, appearing to read 'M. K. Singh', is written over the list of excluded matters.

I am not related to the owners nor have any concern with the said land in any manner, which may affect the value of my report as legal advisor in the present case.

Yours faithfully,

  
Manish Kumar Saini En. No. P/2060/2013  
Advocate  
Distt. Courts, Gurugram  
Encl.:

1. Detailed Due Diligence
2. Copies of Jamabandi for the year 2020-2021, 2015-2016, 2010-2011 2005-2006, 2000-2001, 1990-1991, enclosed herewith as Annexure I
3. Copies of Mutations.

**DUE DILIGENCE REPORT & LEGAL OPINION ON TITLE**

Land measuring **66 Kanal 2 Marla 3 Sarsai** situated in the revenue estate of village Harsaru, Sub-Tehsil Harsaru District Gurugram (Haryana)

**1. Title to the Land:**

Record maintained in the Halka Patwari Office for the Last Thirty Year (30) years has been inspected and it is observed that the latest Jamabandi available in the Patwari Office is for the year 2020-2021. The Jamabandi upto year i.e. 1990-1991 only for the particular Fields comprised in Rectangle No.55 & 56 & 72, has been inspected.



The observations are as under:

**Jamabandi Year 2020-2021**

**Khewat/Khata No.520/549:**

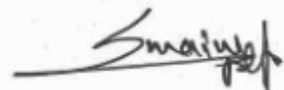
On inspection of Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is recorded in the name Amar Singh son of Ganpat son of Patram-1/3 Share, Jasvir Yadav, Kamal sons of Ram Chander son of Ram Jiwan- equal share in 1/3 share, and Mrs. Barhma alias Bimla Devi wife of Pahlad Singh -1/3 share .

In remarks column entry of Five mutation Nos. 5198, 5383, 5537, 5549 & 5556, are found.

**Reference:**

**Mutation No.5198 sanctioned on 05-08-2021 (Change of title through Transfer Deed):** The land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** to the extent of 1/3 share i.e. 8 Kanal 0 Marla transferred by Mr. Amar Singh son of Sh. Ganpat to his real son Mr. Kuldeep Yadav son of Sh. Amar Singh vide Transfer Deed Vasika No.1480 dated 28.06.2021 registered in the office of Sub-Registrar Harsaru.

**Mutation No.5383 sanctioned on 12-12-2022 (Change of title through Transfer Deed):** The land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla to the extent of 1/3 share i.e. 8 Kanal 0 Marla transferred by Mrs. Brahma alias Bimla Devi wife of Late Sh. Pahlad Singh to his real sons Tara Chand Sharma- Ashok Kumar both sons of Pahlad Singh -1/3 undivided share in equal share vide Transfer Deed Vasika No.8852 dated 19-10-2022 registered in the office of Sub-Registrar Harsaru, Gurugram.



**Mutation No.5537 sanctioned on 15.05.2024 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla to the extent of 1/3 share i.e. 8 Kanal 0 Marla Sold by Jasvir Yadav-Kamal sons Ram Chandra son Ramjivan 1/6 undivided share and Kuldeep Yadav son of Amar Singh Son of Ganpat 1/6 undivided share to Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak-1/4 undivided share And M/s R P Build-Tech having its registered office at Metro Pillar No. 803, Ground Floor, Plot No. 4, Uttam Nagar, Najafgarh, New Delhi-1/12 undivided share, vide Sale Deed Vasika No. 670 dated 22.04.2024 registered in the office of Sub-Registrar Harsaru, District Gurugram, Haryana.

**Mutation No.5549 sanctioned on 31.05.2024 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla to the extent of 1/3 share i.e. 8 Kanal 0 Marla Sold by Kuldeep Yadav son of Amar Singh son of Ganpat , Jasbir Yadav, Kamal sons of Ramchandra sons of Ramjiwan -1/6 undivided share to M/s R P Build-Tech having its registered office at Metro Pillar No. 803, Ground Floor, Plot No. 4, Uttam Nagar, Najafgarh, New Delhi-, vide Sale Deed Vasika No. 671 dated 22.04.2024 registered in the office of Sub-Registrar Harsaru, District Gurugram, Haryana.

**Mutation No.5556 sanctioned on 02.07.2024 (Change of title through Exchange Deed):** Exchange Deed executed between Tara Chand-Ashok sons of Pahlad and Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak regarding the land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla to the extent of 1/3 share i.e. 8 Kanal 0 Marla exchange Deed Vasika No. 355 dated 10.04.2024 registered in the office of Sub-Registrar Harsaru, District



Gurugram, Haryana and where in the Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak received the land comprised in Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla to the extent of 1/3 share i.e. 8 Kanal 0 Marla .

**Observations:**

At present the ownership of the said Land comprised in Khewat/Khata No. 520/549, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam**, is in the name of Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak-7/12 undivided share and M/s R P Build-Tech having its registered office at Metro Pillar No. 803, Ground Floor, Plot No. 4, Uttam Nagar, Najafgarh, New Delhi-5/12 undivided share and has clear marketable title.

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**Khewat/Khata No. 98/102**

On inspection of Khewat/Khata No.98/102, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring **8 Kanal 0 Marla Salam** is recorded in the name Ratan Lal, Rajender, Vichitra Pal, Chatarbhuji, Vijender , Mahender all son of Bhagwan Das.

In remarks column entry of two mutation Nos. 5213 & 5551 are found to be recorded.

**Reference:**

**Mutation No.5213 sanctioned on 12.01.2022 (Change of title through Virasat):** The land comprised in Khewat/Khata No.98/102, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring 8 Kanal 0 Marla Salam to the extent of 1/6 share i.e. 1 kanal 6 marla 6 Sarsai was mutated after death of Mr. Mahender (date of Death 28-02-2021) in favour of his legal heir viz. Mrs. Geeta Devi wife of Late Sh. Mahender



son of Bhagwan Das and and Abhishek son Late Sh. Mahender son of Bhagwan Das.

**Mutation No. 5551 sanctioned on 31.03.2024 (Change of title through Sale Deed ):** The land comprised in Khewat/Khata No.98/102, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring 8 Kanal 0 Marla Salam sold by Rattan Lal, Rajender, Vichitra Pal, Charurbhuj, Bijender all sons of Bhagwan Das son of Jiwan ram, Mrs. Geeta Devi widow, Abhishek son of Mahender son of Bhagwan Das to M/s Aura Builders and Developers Pvt. Ltd. having its registered office at A-81, Suncity, Sector-38A, Rohtak, vide Sale Deed Vasika No. 1336 dated 03.05.2024 registered in the Office of Sub-Registrar Naib Tehsil Harsaru, District Gurugram, Haryana.

#### **Observations**

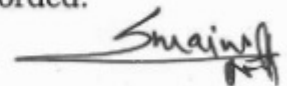
At present the ownership of the said Land comprised in Khewat/Khata No.98/102, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring **8 Kanal 0 Marla Salam** is owned and Possessed by Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak and has clear marketable title.

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#### **Khewat/Khata No. 525/555.**

On inspection of Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam** is recorded in Pahlad Singh, - Laxman -Ramesh son of Mohan Lal-4/5 undivided share & Kanwar Lal son of Mohan Lal 1/10 undivided Lalit- Manoj-Sunil sons of Duli Chand son of Mohan Lal-1/10 undivided share..

In remarks column entry of Seven mutation Nos. 5325, 5383, 5406, 5437, 5514, 5538 & 5556, And Rapat No. 286 & 866 are found to be recorded.

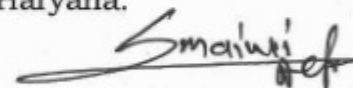


**Reference:**

**Mutation No.5325 sanctioned on 03.02.2023 (change of title through Virasat):** The land comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla to extent of 4/15 share 10 Kanal 4 Marla 8 Sarsai was mutated after death of Prahlad (date of Death 20.01.2022) in favour of his legal heirs viz. Mrs. Bimla Devi widow and Tara Chand Sharma-Ashok Kumar sons and Smt. Usha Sharma daughter of Prahlad Singh son of Mohan Lal in equal share.

**Mutation No.5383 sanctioned on 12-12-2022 (Change of title through Transfer Deed):** The land comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam**, to the extent of 2/15 share i.e. 6 Kanal 3 Marla 7 Sarsai Transferred by Mrs. Bimla devi widow and Mrs. Usha Sharma daughter of Prahlad Singh son of Mohan Lal in favour of Mr. Tara Chand Sharma, Ashok Kumar both resident of Prahlad Singh vide Transfer Deed Vasika No.8852 dated 19.10.2022 registered in the office of Sub-Registrar Harsaru, District Gurugram.

**Mutation No.5406 sanctioned on 01.02.2023 (Change of title through Transfer Deed):** The land comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam**, to the extent of 4/15 share i.e. 10 Kanal 4 Marla 8 Sarsai transferred by Mr. Laxman in favour of his real sons/Grand sons Rajesh Kumar Sharma son of Sh. Laxman Sharma son of Mohan Lal-4/45, Vansh Sharma-Aakash Sharma both son of Vinod Sharma son of Laxman-4/45 share, Tarun Sharma-Pratik Sharma both sons of Mukesh Sharma son of Laxman-4/45, vide Transfer Deed Vasika No.11778 dated 26-12-2022 registered in the office of Sub-Registrar Harsaru, District Gurugram, Haryana.



**Mutation No.5437 sanctioned on 21.04.2023 (Change of title through Transfer Deed):** The land comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam**, to the extent of 4/15 share i.e. 10 Kanal 4 Marla 8 Sarsai transferred by Ramesh son of Mohan Lal in favaour of his real son/grand son Rakesh Kumar- Dharmender both sons of Ramesh alias Ramesh Chand son of Mohan Lal-8/45 undivided share and Jitin Kumar Sharma son of Ravinder Kumar Sharma son Ramesh-4/45 share, vide Transfer Deed Vasika No.12960 dated 03.02.2023 registered in the office of Sub-Registrar Harsaru, District Gurugram, Haryana.

**Mutation No.5514 sanctioned on 01.04.2024 (Change of title through Takshim/Partition):** Under this Partition the land comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam**, received by Rajesh Kumar Sharma son of Laxman son Mohan Lal-29/256 Share, Aakash Sharma son of Vinod Kumar son of Laxman-601/6912 share and Pratik Sharma, Tarun Sharma both sons of Mukesh Sharma son of Laxman-391/3456 Share, Dharmendra, Rakesh Kumar both sons of Ramesh alias Ramesh Chand son of Mohan Lal-1961/6912 share, Jitin Kumar Sharma son of Ravinder Kumar Sharma son of Ramesh-245/1728 share, Kanwar Lal son of Mohan Lal-905/6912 Share, Sunil- Manoj- Lalit all sons of Dulichand son of Mohan Lal - 25/192 Share.

**Mutation No.5538 sanctioned on 15.05.2024 (Change of title through Sale Deed):** The land measuring 38 kanal 8 marla comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam**, sold by Rajesh Kumar Sharma son of Laxman son Mohan Lal-Aakash Sharma son of Vinod Kumar son of Laxman- and Pratik Sharma,-Tarun Sharma both sons of Mukesh Sharma son of Laxman-, Dharmendra-Rakesh Kumar both sons of Ramesh alias Ramesh Chand son of Mohan Lal-, Jitin Kumar Sharma son of Ravinder Kumar Sharma



son of Ramesh-, Kanwar Lal son of Mohan Lal- Sunil, Manoj, Lalit all sons of Dulichand son of Mohan Lal to M/s Aura Builders and Developers Pvt. Ltd. having its registered office at A-81, Suncity, Sector-38A, Rohtak, vide Sale Deed Vasika No. 354 dated 10.04.2025 registered in the Office of Sub-Registrar Naib Tehsil Harsaru, District Gurugram, Haryana.

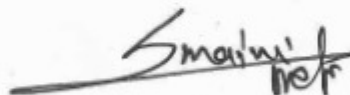
**Mutation No.5556 sanctioned on 02.07.2024 (Change of title through Exchange Deed):** Exchange Deed executed between Tara Chand-Ashok sons of Pahlad and Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak regarding the land comprised in The land measuring 38 kanal 8 marla comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla Salam** vide exchange Deed Vasika No. 355 dated 10.04.2024 registered in the office of Sub-Registrar Harsaru, District Gurugram, Haryana and where in the Tara Chand-Ashok sons of Prahlad received the land comprised in Rectangle No.72, Killa No. 6/2/1(4-6), field 1 land measuring 4 Kanal 6 Marla.

**Rapat No. 286**

The Rapat No. 286 dated 13.11.2025 related to licence No. 98 of 2025 issued by DTCP for Mix land use.

**Rapat No. 866**

There is entry of Gair Mourusi in the column of cultivator. The entry of Gair Mourusi is deleted in reference to Partition Mutation No.5514 and now the Owners of the land comprised in the said Khewat/Khata No.525/555 are shown as self-cultivator and are also in possession of the said land.



**Observations:-**

At present the ownership of the said Land comprised in the land measuring 38 kanal 8 marla comprised in Khewat/Khata No. 525/555, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2/2(2-2) 8(8-0), 9(8-0), field 5 land measuring **34 kanal 2 marla Salam**, is owned and Possessed by Aura Builders and Developers Pvt Ltd having its registered office at A-61, Suncity, Sector 36A, Rohtak and land comprised in Rectangle No.72, Killa No. 6/2/1(4-6), field 1 land measuring 4 Kanal 6 Marla in is owned and Possessed by Tarachand-Ashok Kumar son of Prahlad Singh son of Mohan and has clear marketable title.

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**Jamabandi Year 2015 - 2016:**

**Khewat/Khata No.489/516 & 489/517**

On inspection of land comprised in Khewat/Khata No. 489/516, & 489/517 Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2 Land measuring 16 Kanal 0 Marla and Khewat/Khata No. 489/517 Rectangle No.72 Killa No. 7 (8-0) field 1, measuring 8 Kanal 0 Marla, therefore both Khewat/Khata land measuring **24 Kanal 0 Marla** is recorded in the name of Sudha wife of Harinder-5/34 undivided share , Sunita wife of Swarn Singh-1/18 undivided share , Smt. Brahma @ Bimla Devi wife of Prahlad-5/27 undivided share, Smt. Murti wife of Ganpat son of Patram-1/3 undivided share, Jagbir-Kamal sons of - Ram Chander equal share in 1/3 share.,

In remarks column entry of Four mutation Nos. 4671, 4945, 5011, & 5198 are found to be recorded.

*Smaini*  
*Ref*

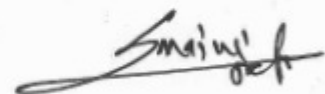
**Reference:**

**Mutation No.4671 sanctioned on 22-12-2016 (Change of title through Virasat):** The land in Khewat/Khata No. 489/516, Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2 Land measuring 16 Kanal 0 Marla and Khewat/Khata No. 489/517 Rectangle No.72 Killa No. 7 (8-0) field 1, measuring 8 Kanal 0 Marla, therefore both khewat/Khata land measuring 24 Kanal 0 Marla owner in possession of Mr. Jasbir Singh , Kamal both sons of Ram Chander son of Ramjiwan .

**Mutation No.4945 sanctioned on 12.12.2018 (Change of title through Sehat):** The land in Khewat/Khata No. 459/, Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2 Land measuring 16 Kanal 0 Marla and Khewat/Khata No. 459/517 Rectangle No.72 Killa No. 7 (8-0) field 1, measuring 8 Kanal 0 Marla, therefore both khewat/Khata land measuring **24 Kanal 0 Marla** owner in **possession of** Mr. Jasbir Singh , Kamal both sons of Ram Chander son of Ramjiwan equal share in 1/3 share and Mrs. Murti wife of , and Amar Singh son of Ganpat son of Patram equal share in 1/3 share and Mrs. Bahma wife of Prahlad 1/3 share.

**Mutation No.5011 sanctioned on 03-07-2019 (Change of title through Transfer Deed ):** The land in Khewat/Khata No. 489/516, Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2 Land measuring 16 Kanal 0 Marla and Khewat/Khata No. 459/517 Rectangle No.72 Killa No. 7 (8-0) field 1, measuring 8 Kanal 0 Marla, therefore both khewat/Khata land measuring 24 Kanal 0 Marla to extent of 1/6 share the 4 Kanal 0 Marla transfer by Mr. Murti wife of Ganpat to her real son Mr. Amar Singh son of Ganpat vide Transfer Deed Vasika No. 3384 dated 23-10-2018.

Mutation No. 5198 already discussed in Jamabandi Year 2021-2020.



**Observations:-**

At present the ownership of the said Land comprised in 459/516 & 459/517, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla Salam, is in the name of Mr. Jasbir Singh , Kamal both sons of Ram Chander son of Ramjiwan-1/3 and Amar Singh son of Ganpat- 1/3, Smt. Brahma @ Bimla Devi wife of Prahlad-1/3 share an has clear marketable title.

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**Khewat/Khata No.95/97**

On inspection of land comprised in Khewat/Khata No.95/97, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring 8 Kanal 0 Marla is recorded in the name of Ratan Lal-Rajender-Vichitra Pal -Chatubhuj, Mahender-Bijender sons of Bhagwan Das in equal share.

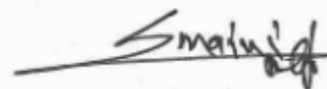
In remarks column entry of One mutation Nos. 5213, are found to be recorded

**Reference:**

**Mutation No.5213 sanctioned on 12.01.2022 (Change of title through Virasat ):** The land comprised in Khewat/Khata No.95/97, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring **8 Kanal 0 Marla** was mutated after death of Mr. Mahender (date of Death 28-02-2021) in favour of his legal heir viz. Mrs. Geeta Devi wife of Late Sh. Mahender son of Bhagwan Das and Abhishek son Late Sh. Mahender son of Bhagwan Das.

**Observations:**

At present the ownership of the said Land comprised in Khewat/Khata No.95/97, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring 8 Kanal 0 Marla, is in the name of Mrs. Geeta Devi widow, Abhishek son of Late Sh. Mahender in equal share in



1/6 undivided share and Ratan Lal-Rajender-Vichitra Pal -Chatubhuj, Bijender sons of Bhagwan Das-5/6 undivided share an has clear marketable title.

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**Khewat/Khata No.494/522, & 494/523**

On inspection of land comprised in Khewat/Khata No.494/522 & 494/523, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla Salam is record in the name Prahlad-Laxman-Ramesh son of Mohan Lal 4/5 undivided share & Kanwar Lal son Mohan Lal 1/10 undivided share & Lalit- Manoj son and Kamlesh-Sudesh daughters of Duli Chand, -1/10 undivided share .

In remarks column entry of One mutation Nos. 4725, are found to be recorded

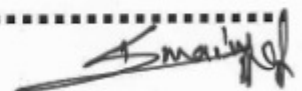
**Reference:**

**Mutation No.4725 sanctioned on 22.06.2007 (Change of title through Release Deed ):** Khewat/Khata No. 494/522, & 494/523, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla** release by Mrs. Kamlesh alias Vino, Sudesh daughter of Dulli chand son of Mohan Lal in favour of Mr. Lalit Kumar Sharma, Manoj Kumar , Sunil Kumar all sons of Duli Chand.

**Observations:**

At present the ownership of the said Land comprised in Khewat/Khata No.494/522 & 494/523, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla Salam owned and possessed by Prahlad-Laxman-Ramesh son of Mohan Lal 4/5 undivided share & Kanwar Lal son Mohan Lal 1/10 undivided share & Mr. Lalit Kumar Sharma, Manoj Kumar , Sunil Kumar all sons of Duli Chand-1/10 undivided share.

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**Jamabandi Year 2010 - 2011:**

**Khewat/Khata No.428/465,466 :**

On inspection of Khewat/Khata No. 428/465, 466 Rectangle No.56, Killa No. 22(8-0), 23(8-0), Khewat/Khata No. 428/466 Rectangle No.72 Killa No. 7 (8-0) field 3, total land measuring **24 Kanal 0 Marla Salam** is recorded in the name Mrs. Bahma alias Bimla Devi wife of Sh. Prahlad Singh-5/27 share, Mrs. Sudha Devi wife of Sh. Harender Singh-5/54 share, Sunita Devi wife of Swarn Singh son Maman Singh 1/18 share, Ram Chand son of Ram Jiwan-1/3 share, Mrs. Murti wife of Ganpat son of Patram-1/3 Share.

In remarks column entry of five mutation Nos. 3347, 3351, 3398, 3745, & 3764, are found to be recorded

**Reference:**

**Mutation No.3347 sanctioned on 28.01.2008** already discussed

**Mutation No.3351 sanctioned (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 428/465, Rectangle No.56, Killa No. 22(8-0), 23(8-0), Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla** to the extent of 1/6 share i.e. 4 Kanal 0 Marla sold by Mrs. Bimla Madan widow Jagdish Chander son of Bihar resident of New Delhi to Mrs. Sudha wife of Harinder Singh vide sale deed Vasika No. 25163 dated 01.02.2008.

**Mutation No.3745 sanctioned on 11-06-2010 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 428/465, Rectangle No.56, Killa No. 22(8-0), 23(8-0), Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla** to the extent of 80/480 share i.e. 4 Kanal 0 Marla sold by Mrs. Sudha wife of Harinder Singh to Mrs. Sunita Devi wife of Sh. Swarn Singh vide sale deed Vasika No. 24628 dated 30.02.2010.



**Mutation No.3764 sanctioned on 12-08-2010 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 428/465, Rectangle No.56, Killa No. 22(8-0), 23(8-0), Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla** to the extent of 320/480 share i.e. 16 Kanal 0 Marla sold by Mrs. Sunita Devi wife of Swarn Singh 80/480 share Mrs. Brahma alias Bimla Devi wife of Sh. Prahlad Singh-107/480 share and Mrs. Sudha wife of Harinder Singh 133/480 share to Mr. Ram Chandra son of Ramjiwan 160/480 share Mrs. Murti wife of Sh. Ganpat and Amar Singh son of Ganpat-320/480 share vide sale deed Vasika No. 12478 dated 05.08.2010.

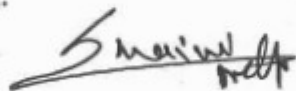
**Observations:**

At present the ownership of the said Khewat/Khata No. 428/465, Rectangle No.56, Killa No. 22(8-0), 23(8-0), Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is owned and possessed by Ramjiwan 2/3 share Mrs. Murti wife of Sh. Ganpat and Amar Singh son of Ganpat equal share in 1/3 share and has clear marketable title.

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**Khewat/Khata No.74/78 :**

On inspection of Khewat/Khata No. 74/78, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14), Rectangle No. 73, 4(8-0) field 4 land measuring 16 Kanal 0 Marla Salam is recorded in the name Ratanlal, Rajinder , Vichitrapal, Chaturbhuj , Mahender, Bijender-1/2 undivided share all son of Bhagwan Das & Jai Prakash son of Jaipal son of Jiwanram-1/2 undivided share.

In remarks column entry of mutation Nos 4322, & 4323, are found to be recorded.



**Reference:**

**Mutation No.4322 sanctioned on 18.11.2013 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 74/78, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14), Rectangle No. 73, Killa No. 4(8-0), field 4 land measuring 16 Kanal 0 Marla Salam to the extent of ½ share 8 Kanal 0 Marla sold by Jai Prakash son of Sh. Jaipal son of Jiwanram to M/s Osis Build Home Private Limited vide sale Deed Vasika No. 18318 dated 08.11.2013. and the mutation no. 4322 dated 18.11.2013 has been sanctioned in favour of Osis Build Home Private Limited.

**Mutation No.4323 sanctioned on 18.11.2013 (Change of title through Takshim):** The land comprised in Khewat/Khata No. 74/78, Rectangle No. 73, Killa No. 4(8-0), field 4 land measuring 16 Kanal 0 Marla Salam to the extent of ½ share 8 Kanal 0 Marla Takshim by M/s Oshis Build home Private Limited.

**Observations:**

At present the ownership of the said The land comprised in Khewat/Khata No. 74/78, Rectangle No. 55, Killa No. 24/2(2-13), 25/2(2-13), Rectangle No. 56, Killa No. 21/2(2-14) field 3 land measuring 8 Kanal 0 Marla Salam is owned and possessed by the name Ratanlal, Rajinder , Vichitrapal, Chaturbhuj , Mahender, Bijender all son of Bhagwan Das, Rectangle No. 73, Killa No. 4(8-0), field 1 land measuring 8 Kanal 0 Marla Salam owned and possessed by M/s Oshis Build home Private Limited an has clear marketable title.

**Khewat/Khata No.433/471, & 433/472**

On inspection of land comprised in Khewat/Khata No. **433/471, & 433/472**, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla Salam is record in the Name of Prahlad, Laxman, Ramesh, sons of Mohan Lal equal share in 4/5 undivided share, Kuwarlal, Dulichand son of Mohana Lal- equal share in 1/5 undivided share.

In remarks column entry of One mutation Nos. 3993, is found to be recorded



**Reference:**

**Mutation No.3993 sanctioned on 17.12.2009 (Change of title through Virasat):** The land comprised in Khewat/Khata No. 494/522, & 494/523, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla to the extent of 1/10 share 3 Kanal 16 Marla 8 Sarsai through Virasat to Mr. Lalit Kumar Sharma- Manoj Kumar -Sunil Kumar all sons of Duli Chand and Mrs. Kamlesh alias Vino, Sudesh daughter of Dulli chand son of Mohan Lal -equal share

**Observations:**

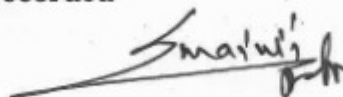
At present, the ownership of the said the Khewat/Khata No. 433/471, & 433/472, Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla is recorded in the name Prahlad, Laxman, Ramesh, sons of Mohan Lal- 4/5 undivided share, Kanwarlal- Lalit- Manoj-Sunil sons of Dulichand son of Mohana Lal an has clear marketable title.

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**Jamabandi Year 2005 - 2006:**

**Khewat/Khata No.341/389, 392**

On inspection of Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is recorded in the name Jagdish Chand, Kailash Chand, Vaishant Chand all sons Bihar son Mukund Lal equal share in -1/2 Share, and Pankaj, sons & Smt. Anjali daughter and Smt. Usha widow Satish Chand son of Bihari equal share -1/6 Share, Sudhir, Manoj, Sons & Mrs. Nisha, Navita daughter of Harish Chand son of Bihari equal share -1/6 Share, & Smt. Surekha, Sushma, Sunita, Daughter of Bihari son Mukund Lal equal share 1/6 Share,

In remarks column entry of Six mutation Nos. 3287, 3347, 3397, 3398, 3737, 3764 are found to be recorded



**Reference:**

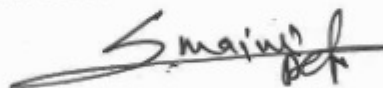
**Mutation No. 3287 sanctioned (Change of title through Virasat):**

Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla was mutated after death of Mr. Jagdish Chandra (date of Death 28-12-1987) in favour of his legal heir viz. Mrs. Bimla Madan widow, Sunil Madan, Anil Madan Dinesh Madan sons and Poonam daughter of Jagdish Chandra.

**Mutation No.3347 sanctioned on 28.01.2008 (Change of title through Sale**

**Deed):** The land comprised in Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0), Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla** to the extent of 5/6 share i.e. 20 Kanal 0 Marla sold by Vaishant Chand alias Vishesh Chand son of Bihari son of Mukund Lal-1/6 share, Sudhir, Manoj sons and Nisha, Savita daughter of Harish Chand son of Bihari-1/6 share, Pankaj son, Anjali, daughter and Usha widow Satish Chand son of Bihari, -1/6 share, Deepak son of Kailash Chand son of Bihari son of Mukund Lal-1/6 share, Surekha, Sushma, Sunita all daughter of Kamlesh daughter of Bihari-1/6 share to Mrs. Brahma alias Bimla wife of Prahlad Singh 10/18 share and Mrs. Sudha wife of Sh. Harender 5/18 share vide Sale Deed Vasika No. 23864 dated 21-01-2008.

**Mutation No. 3351 sanctioned (Change of title through Sale Deed):** The Land Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring 24 Kanal 0 Marla Salam to the extent of 1/6 shar sold by Mrs. Bimla Madan wife of Jagdish Chand to Mrs. Sudha wife of Harinder -1/6 undivided share vide Sale Deed Vasika No. 25163 dated 01.02.2008.



**Mutation No.3397 sanctioned on 31.05.2008 (Change of title through Tark Kast):** The land comprised in Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2, land measuring **16 Kanal 0 Marla Salam, Prahlad singh son of Mohan, Gair Munshim** vide Tark Kast Vasika No. 29171 dated 14-03-2008- to Self-cultivated Present Owner..

**Mutation No.3398 sanctioned on 31.05.2008 (Change of title through Tark Kast):** The land comprised in Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0), field 2, land measuring **16 Kanal 0 Marla Salam, Prahlad singh son of Mohan, Gair Munshim** vide Tark Kast Vasika No. 29171 dated 14-03-2008- to Self cultivated Present Owner.

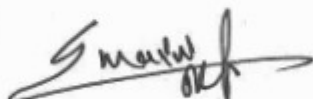
**Observations:**

At present according to the Jamabandi for year 2005-2006, the ownership of the said The Khewat/Khata No. 341/389, 392, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is recorded in the name Mrs. Brahma alias Bimla wife of Prahlad Singh 10/18 share and Mrs. Sudha wife of Sh. Harender 4/9 share. an has clear marketable title

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**Khewat/Khata No. 62/68**

On inspection of Khewat/Khata No. 62/68, Rectangle No.55, Killa No. 24(8-0), 25(8-0) Rectangle No.56 Killa No. 21(7-12) field 3, land measuring 23 Kanal 12 in record of Smt. Kamlesh wife of Kailash son of Ram Pratap.

In remarks column entry of Two mutation Nos. 3219, 3650, are found to be recorded



**Reference:**

**Mutation No.3219 sanctioned on 27.04.2007 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 62/68, Rectangle No.55, Killa No. 24(8-0), 25(8-0) Rectangle No.56 Killa No. 21(7-12) field 3, land measuring 23 Kanal 12 sold by Smt. Kamlesh wife of Kailash to Mr. Prashant Thakran son of Jagmal Singh Thakran vide Sale Deed Vatika No. 26150 dated 15.03.2007.

**Mutation No.3650 sanctioned on 21.10.2009 (Change of title through Sale Deed):** The land comprised in Khewat/Khata No. 62/68, Rectangle No.55, Killa No. 24/2(2-13), 25/2(2-13) Rectangle No.56 Killa No. 21/2(2-14) field 3, land measuring 23 Kanal 12 Marla sold by Mr. Prashant Thakran son of Jagmal Singh Thakran to Ratan Lal, Rajinder, Vichidtrapal, Chatubhuj, Mahender, Vijender all sons of Bhagwan Das -1/2 Share and Jai Prakash son of Jaipal 1/2 share vide Sale Deed Vatika No. 25582 dated 25.03.2009.

**Observations:**

At present according to the Jamabandi for year 2005-2006, the ownership of the said Khewat/Khata No. 62/68, Rectangle No.55, Killa No. 24(8-0), 25(8-0) Rectangle No.56 Killa No. 21(7-12) field 3, land measuring 23 Kanal 12 is recorded in the name Ratan Lal-Rajinder-Vichitrapal-Chaturbhuj-Mahender-Vijender all sons of Bhagwan Das-1/2 undivided share and Jai Prakash son of Sh. Jaipal-1/2 undivided share and has clear marketable title.

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**Khewat/Khata No. 343/395**

On inspection of Khewat/Khata No. 343/395 Rectangle No.72, Killa No. 3(8-0), 4(8-0), 6/2(6-8), 8(8-0), 9(8-0), field 5, land measuring **38 Kanal 8 Marla Salam** is record in the Name of Prahlad- Laxman- Ramesh sons of Mohan Lal equal in 4/5 share, Kanwarlal-Dulli Chand son of Mohan Lal equal share in 1/5 share.

In remarks column no entry is found.



**Observation:-**

At present according to the Jamabandi for year 2005-2006, the ownership of the said Khewat/Khata No. 343/395 Rectangle No.72, Killa No. 3(8-0), 4(8-0), 6/2(6-8), 8(8-0), 9(8-0), field 5, land measuring **38 Kanal 8 Marla Salam** is owned and possessed by Prahlad- Laxman- Ramesh sons of Mohan Lal equal in 4/5 share, Kanwarlal-Dulli Chand son of Mohan Lal equal share in 1/5 share. an has clear marketable title.

**Jamabandi Year 2000 - 2001:**

**Khewat/Khata No. 307/352**

On inspection of Khewat/Khata No. 307/352 Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is record in the Name of Jagdish Chand- Harish Chand, Satish Chand- Kailash Chand- Vishant Chand equal share in 5/7 share, and Smt. Kamlesh daughter and Kartari Devi widow Bihari son of Mukund Lal equal share in 2/7 share.

In remarks column Prahlad son of Mohan - Gair Mourishi, Mool Chand son of Mangal Singh- Gair Mourishi.

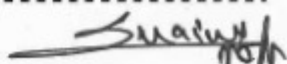
**Khewat/Khata No. 56/62**

On inspection of Khewat/Khata No. 56/62 Rectangle No. 55, Killa No. 24(8-0) 25(8-0) Rectangle No. 56, Killa No. 21(7-12) field 3 land measuring 23 Kanal 12 Marla is record in the Name of Kamlesh wife of Kailash son of Ram Pratap.

In remarks column no entry is found.

**Observation:-**

At present the ownership of the said Khewat/Khata No. 56/62 Rectangle No. 55, Killa No. 24(8-0) 25(8-0) Rectangle No. 56, Killa No. 21(7-12) field 3 land measuring 23 Kanal 12 Marla is owned and possessed by Kamlesh wife of Kailash son of Ram Pratap an has clear marketable title.

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**Khewat/Khata No. 308/358, 359**

On inspection of Khewat/Khata No. 308/358, 359 Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla Salam is record in the Name of Prahlad, Laxman, Ramesh, sons of Mohal Lal 4/5 in equal share, Kanwarlal, Dulichand sons of Mohal Lal, 1/5 in equal share.

In remarks column Prahlad son of Mohan, is recorded as Gair Mourishi in the above said Killa number.

**Jamabandi Year 1990 - 1991:**

**Khewat/Khata No. 237/302, 306**

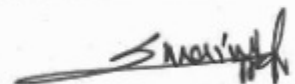
On inspection of Khewat/Khata No. 237/302, 306, Rectangle No.56, Killa No. 22(8-0), 23(8-0) Rectangle No.72 Killa No. 7 (8-0) field 3, land measuring **24 Kanal 0 Marla Salam** is record in name Jagdish Chand- Harish Chand, Satish Chand- Kailash Chand- Vishant Chand equal share in -5/7 share, sons and Smt. Kamlesh daughter and Kartari Devi widow Bihari son of Mukund Lal equal share in 2/7 share,

In remarks column Prahlad son of Mohan - Gair Mourishi, Mool Chand son of Mangal Singh- Gair Mourishi.

**Khewat/Khata No. 53/69**

On inspection of Khewat/Khata No. 53/69 Rectangle No. 55, Killa No. 24(8-0) 25(8-0) Rectangle No. 56, Killa No. 21(7-12) field 3 land measuring 23 Kanal 12 Marla is record in the Name of Ram Pratap son of Bhura Singh.

In remarks column entry of One mutation Nos. 2074, is found to be recorded.



**Mutation No. 2074 sanctioned dated 28.08.1994 (Change of title through Court Decree Deed):** the land comprised in Khewat/Khata No. 53/69 Rectangle No. 55, Killa No. 24(8-0) 25(8-0) Rectangle No. 56, Killa No. 21(7-12) field 3 land measuring 23 Kanal 12 Marla transferred by Mr. Ram Pratap son of Bhura Singh in name of Mrs. Kamlesh wife of Kailash son of Rampratap vide court case No. 773/1992 date of decision 21.10.1992.

**Observations:**

At Present the land comprised in Khewat/Khata No. 53/69 Rectangle No. 55, Killa No. 24(8-0) 25(8-0) Rectangle No. 56, Killa No. 21(7-12) field 3 land measuring 23 Kanal 12 Marla is owned and possessed by Mrs. Mrs. Kamlesh wife of Kailash son of Rampratap.

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**Khewat/Khata No. 238/307, 308**

On inspection of Khewat/Khata No. 238/307, 308 Rectangle No. 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla** **Salam** is record in the Name of Mohan- Khema, sons of Budha son Balaram in equal share,

In remarks column entry of One mutation Nos. 2070, is found to be recorded

**Mutation No.2070 sanctioned on 13.07.1994 (Change of title through Court Decree):** The land comprised in Khewat/Khata No. 238/307, 308 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring **38 kanal 8 marla** transferred by Mohan-Khema, sons of Budha son Balaram to Prahlad-Laxman-Ramesh son of Mohan Lal equal share in 4/5 Share and Kanwar Lal- Duli chand son of Mohan Lal equal share in 1/5 share, through Court Decree 687/92 dated decision 19-09-1992.



**Observation:-**

at present the land comprised in The land comprised in Khewat/Khata No. 238/307, 308 72, Killa No. 3(8-0), 4(8-0), 6/2(6-8) 8(8-0), 9(8-0), field 5 land measuring 38 kanal 8 marla is owned and possessed by Prahlad-Laxman-Ramesh son of Mohan Lal 4/5 Share and Kanwar Lal, Duli chand son of Mohan Lal 1/5 share.

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**Inspection of record maintained in the office of Registrar Gurugram and Harsaru, District Gurugram.**

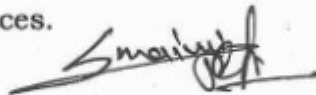
I have inspected the record from 2020 to 2021, maintained in the Office of Registrar District Gurugram vide receipt No. 9709 dated 21.11.2025 and from 1991 to 1997 & receipt No. 18463 dated 30.10.2025 from 1997 to 2017 and maintained in the office of Sub-Registrar Tehsil Harsaru District Gurugram vide receipt No.1773 dated 21.11.2025.

**Registrar Gurugram Office:**

On inspection of the Registrar Office Gurugram no document is found to be executed in regard to the said Land.

**Encumbrances:**

On the basis of perusal of the Jamabandi Record for the Subject Land as well as office of Registrar, Sub-Registrar offices, I have observed that the Land is free from all sorts of encumbrances.

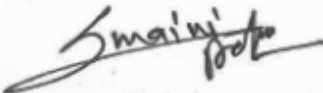


**Executive Summary:**

**Suggestion :**

The search and verification done by me is limited to the offices of Registrar, Sub-Registrars at Gurugram (Haryana).

- As per the latest Jamabandi for the year 2020-2021 the land mentioned hereinabove is agricultural in nature. Any Change and Land Use or Licence be checked with Licence issuing authorities.



Manish Kumar Saini

Advocate En. No. P/2060/2013

Manish Kumar Saini  
Advocate  
Distt. Courts, Gurugram