

# Chander Parkash Batheja

Advocate

Chamber No. 4, Block-A  
District Courts Gurgaon  
Haryana  
Mobile : 9312726193  
Enrolment No. P/1379/1998



Tehsil Compound Sohna  
District Gurgaon  
Haryana  
E-Mail : cpbatheja@yahoo.com

Date : 31.12.2025

To whom it may concern

Sub:- Non Encumbrance-cum-search report on the title to the property/Land situated in the revenue estate of Village Harsaru, Sector-88A, Gurugram, Sub Tehsil Harsaru, District Gurugram, Haryana in the name of Emperium Infrastructure Private Limited having its registered office of 10B, 10<sup>th</sup> Floor, Grand View Tower, Golf Course Extn. Road, Sector 58 Gurugram, Haryana, 16/25 share and Shri Parul Malik S/o Shri Ravinder Malik, 9/50 share and Navneet Malik W/o Shri Sunil Malik. 9/100 R/o Model Town Panipat, Haryana and Sunil Mali S/o Shri Ajit Malik 9/100 share R/o Model Town Panipat, Haryana.

Sir,

(A) Description of the documents scrutinized

Sr. No.	Name of Document	Whether original/No. Certified/Attested
1.	Jamabandi for the year 1995-96, 2000-2001, 2005-06, 2010-11, 2015-16 & 2020-21 of Village Harsaru.	Certified
2.	Mutations No. 3002, 4949, 5262, 5474, 5581, 5640.	Certified

(B) Description of the Land

Land bearing Khewat/Khatoni No. 878/933, Rect. No. 42, Killa No. 8/1/1(2-7), 7/1(5-18) total fields 2 and land measuring 8 Kanal 5 Marla situated in the revenue estate of Village Harsaru, Sector-88A, Gurugram, Sub Tehsil Harsaru, District Gurugram, Haryana.



(C) Derivation of the title

I have scrutinized the above mentioned documents and have also searched the revenue record regarding the above mentioned property and I found as under:-

That as per Jamabandi for the year 1995-96 & 2000-2001, Shri Jagdish Lal S/o Shri Vishan Das was the owner in possession of land bearing Rect. No. 42, Killa No. 8(8-0), 7/1(5-18), 9(8-0), 10(8-0) total field 4 and land measuring 29 Kanal 18 Marla situated in the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurugram, Haryana.

Aforesaid Shri Jagdish Lal S/o Shri Vishan Das sold the above land measuring 29 Kanal 18 Marla in favour of Smt. Sunita W/o Shri Arvind Gupta R/o 7/7, Safdarjung Delhi by way of Registered Sale Deed bearing Vasika No. 5526 dated 10.06.2004 registered in the office of Sub Registrar Gurugram and Mutation No. 3002 had been entered and sanctioned on 17.06.2004 in the revenue record. Thereafter her name was incorporated in the Jamabandi for the year 2005-06, 2010-11, 2015-16.

That land bearing Rect. No. 42, Killa No. 8/2(0-11), 9/2(1-13), 10/2(2-13) total measuring 4 Kanal 17 Marla was acquired by the Haryana Shahari Vikas Pradhikaran Gurugram and mutation 4949 was entered and sanctioned 11.01.2019 in the revenue record in this regard.

That as per Jamabandi for the year 2020-21 Smt. Sunita W/o Shri Arvind Gupta R/o 7/7, Safdarjung Delhi was the owner in possession of remaining land Rect. No. 42, Killa No. 7/1(5-18), 8/1(7-9), 9/1(6-7), 10/1(5-7) total field 4 and land measuring 25 Kanal 1 Marla situated in



the revenue estate of Village Harsaru, Sub Tehsil Harsaru, District Gurugram, Haryana

Aforsaid Smt. Sunita W/o Shri Arvind Gupta (daughter of Shri Mohinder Kumar Jain) transfer the above said land measuring 25 Kanal 1 Marla in favour of her brother Shri Deepak Jain S/o Shri Mohinder Kumar Jain R/o Green Park, New Delhi by way of Transfer Deed in Blood Relation bearing Vasika No. 5535 dated 26.10.2021 registered in the office of Sub Registrar Harsaru and Mutation No. 5262 has been entered and sanctioned on 24.11.2021 in the revenue record in this regard.

Aforesaid Shri Deepak Jain S/o Shri Mohinder Kumar Jain sold the land bearing Rect. No. 42, Killa No. 10/1(5-7), 9/1(6-7), 8/1Min West(5-2) total fields 3 and land measuring 16 Kanal 16 Marla in favour of M/s Walton Builders Pvt Ltd., Plot No. 151P, Sector 52 Gurugram vide registered Sale Deed bearing Vasika No. 3810 dated 10.08.2023 registered in the office of Sub Registrar Harsaru and Mutation No.5474 has been entered and sanctioned on 18.09.2023 regarding the land No. 42, Killa No. 10/1(5-7), 8/1/2(5-2), 9/1(6-7), total fields 3 and land measuring 16 Kanal 16 Marla.

Thereafter aforesaid Shri Deepak Jain S/o Shri Mohinder Kumar Jain sold the remaing land bearing Rect. No. 42, Killa No. 8/1/1(2-7), 7/1(5-18) total fields 2 and land measuring 8 Kanal 5 Marla in favour of Shri Bijender Singh Yadav S/o Shri Baldhari Yadav R/o House No. E-453/2, Sushant Lok-1, Gurugram 1/2 share, and Shri Ajay Kumar - Vijay Yadav sons of Mangal Singh S/o Shri Rammehar R/o G.M.61, Gulmohar Marg, DLF-2, Gurugram, Haryana by way of registered Sale Deed bearing Vasika No. 2134 dated 14.05.2024 registered in the office of Sub Registrar



Harsaru and Mutation No. 5581 has been entered and sanctioned in the revenue record in this regard.

Thereafter aforesaid Shri Bijender Singh Yadav S/o Shri Baldhari Yadav 1/2 share, and Shri Ajay Kumar - Vijay Yadav sons of Mangal Singh S/o Shri Rammehar, 1/2 share, sold the above land measuring 8 Kanal 5 Marla in favour of **Emperium Infrastructure Private Limited** having its registered office of 10B, 10<sup>th</sup> Floor, Grand View Tower, Golf Course Extn. Road, Sector 58 Gurugram, Haryana, 16/25 share and Shri Parul Malik S/o Shri Ravinder Malik, 9/50 share and Navneet Malik W/o Shri Sunil Malik. 9/100 R/o Model Town Panipat, Haryana and Sunil Mali S/o Shri Ajit Malik 9/100 share R/o Model Town Panipat, Haryana by way of registered Sale Deed bearing Vasika No. 15952 dated 25.02.2025 registered in the office of Sub Registrar Harsaru and Mutation No. 5640 has been entered and sanctioned in the revenue record in this regard.

Now as per record **Emperium Infrastructure Private Limited** having its registered office of 10B, 10<sup>th</sup> Floor, Grand View Tower, Golf Course Extn. Road, Sector 58 Gurugram, Haryana, 16/25 share and Shri Parul Malik S/o Shri Ravinder Malik, 9/50 share and Navneet Malik W/o Shri Sunil Malik. 9/100 R/o Model Town Panipat, Haryana and Sunil Mali S/o Shri Ajit Malik 9/100 share R/o Model Town Panipat, Haryana are the owners in joint possession of land bearing Rect. No. 42, Killa No. 8/1/1(2-7), 7/1(5-18) total fields 2 and land measuring 8 Kanal 5 Marla situated in the revenue estate of Village Harsaru, Sector-88A, Gurugram, Sub Tehsil Harsaru, District Gurugram, Haryana.

(E) Encumbrance Certificate

That I have inspected the record for the last 30 years in the office of Sub Registrar Office Harsaru & Gurugram vide Receipt dated 29.12.2025



regarding the above said land and found that the applicants are absolute owners in joint possession of the above said land and the above land is not belongs to Any Gram Panchayat or any other Govt. Department and the above land is free from sorts of encumbrances.

**(F) Certificate of title**

On the basis of my scrutiny of the document and search conducted by me, certified in my opinion:-

1. That the applicants have valid, clear and marketable title of ownership in the above said land.
2. The above said land is not subject to any minor or any other claim.

**(G) Opinion of the lawyer**

That in my opinion the above stated land of the applicants is not belongs to any Gram Panchayat or any other Govt. Department and same is free from all sorts of encumbrances, attachments and the above said applicants have absolute and clear marketable title in the above said plot given in schedule B of this search report.

***Yours Sincerely***

**Chander Parkash Batheja**  
**Advocate**  
**Enrolment No P/1379/1998**

