

# ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No.34 Block B, District Court Gurgaon

Mob:- 9811534404, E-mail: anurag\_raghav@rediffmail.com

Report No. AR-27/23

Date: 16.08.2023

To

M/s Pyramid Infratech Pvt. Ltd. ,

**Subject:** Legal Opinion-cum-title search report in respect of land falling in

- A. Khewat No. 336, Khata No. 371, Rect. No. 37, Kila No. 21(2-10), Rect. No. 38, Killa No. 17/1/1(1-10), 24/2/2(3-18), 25(8-0), Rect. No. 51, Killa No. 4/2/2(6-4), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 31 Kanal 8 Marla.
- B. Khewat No. 332, Khata No. 367, Rect. No. 38, Killa No. 16/2(4-16), total measuring 4 Kanal 16 Marla situated within the Revenue Estate of Village Begampur Khatola, Kadipur, District Gurugram.

## **PRESENT PROPERTY OWNER:**

Property mentioned above in clause-A & B is presently owned and possessed by M/s Pyramid Infratech Pvt. Ltd. total measuring 36 Kanal 4 Marla.

## **PROPERTY DETAILS:**

- A. Khewat No. 336, Khata No. 371, Rect. No. 37, Kila No. 21(2-10), Rect. No. 38, Killa No. 17/1/1(1-10), 24/2/2(3-18), 25(8-0), Rect. No. 51, Killa No. 4/2/2(6-4), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 31 Kanal 8 Marla.
- B. Khewat No. 332, Khata No. 367, Rect. No. 38, Killa No. 16/2(4-16), total measuring 4 Kanal 16 Marla situated within the Revenue Estate of Village Begampur Khatola, Kadipur, District Gurugram.

## **SHARE**

The aforesaid owners is owner of land measuring 36 Kanal 4 Marla.



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## **DOCUMENTS EXAMINED:-**

Jamabandi for the year 2018-19, 2013-14, 2008-09 and their mutations. I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, Kadkpur & Gurugram and also record of concerned Halqua Patwari since the year 2008 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

## **SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2008-09.**

**Flow of title since the year 2008-09 till date for the Land mentioned in Clause-A is as under:-**

That **M/s Pyramid Infratech Pvt. Ltd.** is recorded as owner of land measuring 36 Kanal 3 Marla falling in Khewat No. 336, as per Jamabandi for the year 2018-19.

That the State of Haryana for public purposes has acquired land falling in Rect. No. 17/1(2-17), 24/2(6-0), Rect. No. 51, Killa No. 4/2(7-10) and award of the same has been announced and land falling in Rect. No. 17/1/2(1-7), 24/2/1(2-2), Rect. No. 51, Killa No. 4/2/1(1-6) total measuring 4 Kanal 15 Marla has been acquired and land falling in Rect. No. 17/1/1(1-10), 24/2/2(3-18), Rect. No. 51, Killa No. 4/2/2(6-4) has been left with the owners. The mutation of the same has been sanctioned vide Mutation No. 4435 dated 09.06.2021.

That **M/s Pyramid Infratech Pvt. Ltd.** has purchased land measuring 36 Kanal 3 Marla from M/s Mother India Education Society vide sale deed vasika No. 26080 dated 19.01.2016. The mutation of the same has been sanctioned vide Mutation No. 4044 dated 03.02.2016.



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That M/s Mother India Education Society is recorded as owner of the land measuring 36 Kanal 3 Marla in Jamabandi for the year 2013-14.

That M/s Mother India Education Society has purchased the land falling in Rect. No. 37, Killa No. 21(2-10), Rect. No. 38, Killa No. 16/2(4-16), 17/1(2-17), 24(6-0), 25(8-0), Rect. No. 51, Killa No. 4/2(7-10), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 40 Kanal 19Marla from M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share vide sale deed vasika No. 5886 dated 01.06.2012. The mutation of the same has been sanctioned vide Mutation No. 3838 dated 13.06.2012.

That land falling in Khewat No. 284-286 has been partitioned together in case No. 113/Teh. dated 16.12.2009 and land falling in Rect. No. 37, Killa No. 21(2-10), Rect. No. 38, Killa No. 16/2(4-16), 17/1(2-17), 24(6-0), 25(8-0), Rect. No. 51, Killa No. 4/2(7-10), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 40 Kanal 19Marla has fallen in share of M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share. The mutation of the same has been sanctioned vide Mutation No. 3682 dated 27.02.2010 and Rectification Mutation 3720 dated 28.04.2010.

That M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share are recorded as owner of the land in Jamabandi for the year 2008-09.

The shares in the Jamabandi for the year 2008-09 are wrongly depicted however, the same has been corrected in the next Jamabandi.



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That Mutation No. 4435, 4044, 3838, 3682, 3720 are shown in Jamabandi for the year 2018-19 till 2008-09 which are concerned with the aforesaid owners and land and have discussed above. The rest of the mutation are not concern with the aforesaid owners or land and hence not been discussed.

Flow of title since the year 2008-09 till date for the Land mentioned in Clause-B is as under:-

That M/s Pyramid Infratech Pvt. Ltd. is recorded as owner of land measuring 4 Kanal 16 Marla falling in Khewat No. 332, as per Jamabandi for the year 2018-19.

That M/s Pyramid Infratech Pvt. Ltd. has purchased land measuring 4 Kanal 16 Marla from M/s Mother India Education Society vide sale deed vasika No. 26080 dated 19.01.2016. The mutation of the same has been sanctioned vide Mutation No. 4044 dated 03.02.2016.

That M/s Casscetta Builders & Constructions Pvt. Ltd is recorded as owner of the land measuring 4 Kanal 16 Marla in Jamabandi for the year 2013-14.

That M/s Mother India Education Society has purchased the land falling in Rect. No. 37, Killa No. 16/2(4-16) total measuring 4 Kanal 16 Marla from M/s Casscetta Builders & Constructions Pvt. Ltd. vide sale deed vasika No. 5886 dated 01.06.2012. The mutation of the same has been sanctioned vide Mutation No. 3838 dated 13.06.2012 and Rectification Mutation No. 4038 dated 31.12.2015.

That M/s Casscetta Builders & Constructions Pvt. Ltd. has acquired the land falling in Rect. No. 37, Killa No. 16/2(4-16) total measuring 4 Kanal 16 Marla from M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share vide exchange deed vasika No. 25510 dated 10.12.2010. The mutation of the same has been sanctioned vide Mutation No. 3765 dated 21.01.2011.



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That land falling in Khewat No. 284-286 has been partitioned together in case No. 113/Teh . dated 16.12.2009 and land falling in Rect. No. 37, Killa No. 21(2-10), Rect. No. 38, Killa No. 16/2(4-16), 17/1(2-17), 24(6-0), 25(8-0), Rect. No. 51, Killa No. 4/2(7-10), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 40 Kanal 19Marla has fallen in share of M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share . The mutation of the same has been sanctioned vide Mutation No. 3682 dated 27.02.2010 and Rectification Mutation 3720 dated 28.04.2010.

That M/s Fohina Builders & Developers Pvt. Ltd. 62/1625 share, M/s Penthya Builders & Developers Pvt. Ltd. 226/1625 share, M/s The Real Pvt. Ltd. 298/1625 share, M/s Philana Builders & Developers Pvt. Ltd. 999/1625 share are recorded as owner of the land in Jamabandi for the year 2008-09.

The shares in the Jamabandi for the year 2008-09 are wrongly depicted however, the same has been corrected in the next Jamabandi.

**That Mutation No. 4435, 4044, 3838, 3682, 3720 are shown in Jamabandi for the year 2018-19 till 2008-09 which are concerned with the aforesaid owners and land and have discussed above. The rest of the mutation are not concern with the aforesaid owners or land and hence not been discussed.**

## **Report on license**

That the office of Directorate of Town & Country Planning Haryana has granted License No. 155 of 2023 in favour of aforesaid owner for setting up group housing colony over the aforesaid land.

## **REPORT ON TITLE**

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No



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circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **M/s Pyramid Infratech Pvt. Ltd.** is the lawful owners/co-owners of the aforesaid land under report to the extent of their share.

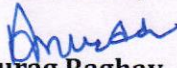
## **REPORT ON SEARCH**

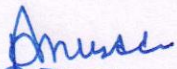
That as per my inspection in the office of Sub-Registrar, Kadipur & Gurugram by way of inspection of all foot notes as well as index register of the registered instrument of the aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is not subject to any registered charge and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

## **OPINION**

In my opinion **M/s Pyramid Infratech Pvt. Ltd.** is competent to sell the above referred land and have valid, clear, absolute and marketable title in the aforesaid land under report to the extent of their aforesaid share.

Yours sincerely

  
**Anurag Raghav**  
Advocate, Gurgaon

  
**ANURAG RAGHAV**  
Advocate  
(E. No. P-1320-A/2003)

## **ENCLOSURES:**

1. Original Inspection Receipt of Sub-Registrar, Kadipur & Gurugram
2. Certified copy of Jamabandi for the year 2018-19.



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AR-27/2023

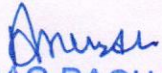
Dated: 16.08.2023

## CERTIFICATE OF COURT SEARCH

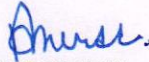
I have inspected the records of District courts of Gurgaon i.e Civil Courts and Revenue courts for last 5 yrs to till date in respect of the following land:-

- a. Khewat No. 336, Khata No. 371, Rect. No. 37, Kila No. 21(2-10), Rect. No. 38, Killa No. 17/1/1(1-10), 24/2/2(3-18), 25(8-0), Rect. No. 51, Killa No. 4/2/2(6-4), 5(8-0), Rect. No. 52, Killa No. 1(1-6), total measuring 31 Kanal 8 Marla.
- b. Khewat No. 332, Khata No. 367, Rect. No. 38, Killa No. 16/2(4-16), total measuring 4 Kanal 16 Marla situated within the Revenue Estate of Village Begampur Khatola, Kadipur, District Gurugram of M/s Pyramid Infratech Pvt. Ltd.

After a through search I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.

  
ANURAG RAGHAV  
Advocate  
(E. No. P-1320-A/2003)

Your's Sincerely

  
[ANURAG RAGHAV]  
ADVOCATE



(Second party copy )

B Book Receipt for Non Registration Purpose

16-08-2023

No:1146

Sub Register Office :कादीपुर

Date :16-08-2023

Received with Thanks from **Anuragh Raghav Adv.** resident of **Gurugram Court April 2017 to 2023**  
till Date sum of rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

समुच्चय सहायक रजिस्ट्रार  
कादीपुर (मुन्सिपल)



(Second party copy )

B Book Receipt for Non Registration Purpose

16-08-2023

No:12185

Sub Register Office : गुरुग्राम

Date :16-08-2023

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2008-2018** resident of **GGM** sum of  
rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

सब रजिस्ट्रार  
गुडगाँव





गाँव : बेगमपुर खटौला

हदबस्त न. : 101

जिला : गुरुगाम

तहसील : कादीपुर

साल : 2018-2019

खेवट या जमाबंदी न.	खतौनी न.	नाम तरफ या पत्नी	विवरण सहित मालिक नाम	विवरण सहित काश्तकार	कुएं या सिंचाई के अन्य साधन का नाम	नम्बर खसरा या मुरब्बे और किले का नम्बर	रक्बा और किस्म जमीन	दर और संख्या के ब्यौरे के साथ लगान जो मुजारा देता है	हिस्सा या हकीयत का पैमाना और बाछ का ढंग	अभियुक्ति
332 //	367	छाजू 1/2 भाग कुडिया1/2	M/s Pyramid infratech Pvt. Ltd. Registered	खुदकाश्त		38// 16/2	4-16 चाही		कब्ज़ा पड़ता बशरह खेवट न.1	4038 सेहत नामा 4044 बै
289/5 मिन		भागकंवरपाल व सुनीलकुमार नम्बरदारान	Office at H-38, Ground Floor M2K White House वासी Sector-57 वासी Gurgaon							
336 //	371	छाजू 1/2 भाग कुडिया1/2	M/s Pyramid infratech Pvt. Ltd. Registered	खुदकाश्त		37// 21	2-10 चाही		कब्ज़ा पड़ता बशरह खेवट	रपट न. 359//24/12/2014 से किला न. 38//17 मिन
293		भागकंवरपाल व सुनीलकुमार नम्बरदारान	Office at H-38, Ground Floor M2K White House पुत्र वासी Sector-57 वासी Gurgaon			38// 17/1 24/2 25 51// 4/2 5 52// 1	2-17 चाही 6-0 चाही 8-0 चाही 7-10 चाही 8-0 चाही 1-6 चाही	न.1 27/12/14 13/2/2018 (4-2) (6-1) (1-1) म. धारा 6	(6-1) - 23/1 मिन (6-16) 24/1मिन (4-2) पर धारा 4 हो चुकी है। रपट न.257//09/12/2016 से किला न. 38//17/1,24/2 51//4/2 का अवाई हो चुका है। 4044 बै लाल आरम्भ----- 4435 अभियहण -----लाल समाप्त-----	
						किते 7 कुल मजरुआ 36-3 36-3 चाही	36-3			

श्रीमान जी,  
तस्दीक की जाती है कि नकल  
मुताबिक अरज़ल है उजरत हस्तगत जाता  
नकल वसूल पाई।

10-8-23

श्रीमान जी,  
तसदीक की जाती है कि नकल  
मुताबिक असल है उजरत हस्त जावला  
नकल वसूल पाई।

10-8-23

