

Date: 09.04.2025

Approved Panel Advocate: - State Bank of India
Title Investigation Report

ANNEXURE 'B': REPORT OF INVESTIGATION OF TITLE IN RESPECT OF IMMOVABLE PROPERTY

1.	a	a) Name of the Branch/Business Unit/Office seeking opinion.	State Bank of India, HLST, AO-II New Delhi
	b	b) Ref. no. and date of letter under cover of which the documents tendered for scrutiny are forwarded.	Nil
	c	Name of the borrower(s).	Prospective buyer(s) of the Dwelling unit
2.	a	Type of Loan	Home loan
	b	Type of the property	Residential Plot
3.	a	Name of the unit/concern/company/person offering the property (i.es) as Security.	Prospective buyer(s) of the Dwelling unit/Plot
	b	Constitution of the unit/concern/person/Body/ authority offering the property for creation of charge.	Individually or Jointly
	c	State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.).	Intending Mortgagor(s) /Borrower(s).

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4.	a	Value of loan (Rs. In Crores)	Proposed Loan amount
5.		Complete or full description of the immovable property (i.es) offered as security including the following details.	Dwelling unit to be allotted in Residential Group Housing Complex/ Colony to be known as "Roots Courtyard 2", Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 12.447 Acres, Sector-95A, within the revenue estate of Village Harsaru Tehsil Harsaru District- Gurugram, Haryana.
	a	Survey No.	NA
	b	Door/House No. (in case of house property)	Dwelling unit to be allotted in Residential Group Housing Complex/ Colony to be known as "Roots Courtyard 2",
	C	Extent/area including plinth/ built up area in case of house property	Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 12.447 Acres, Sector-95A, within the revenue estate of Village Harsaru Tehsil Harsaru District- Gurugram, Haryana.
	D	Location like name of the place, village, city, registration, sub-district etc. Boundaries.	Sector-95A, within the revenue estate of Village Harsaru Tehsil Harsaru District- Gurugram, Haryana.
6.	A	a) Particulars of the documents scrutinized, serially and chronologically.	<ol style="list-style-type: none"> 1. Jamabandifor the year 1995-96 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana. 2. Jamabandifor the year 2000-01 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana. 3. Jamabandifor the year 2005-06

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			of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
			4. Jamabandifor the year 2010-11 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
			5. Jamabandifor the year 2015-16 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
			6. Jamabandifor the year 2020-21 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
			7. Mutation no. 1937 dated 3.09.1991
			8. Mutation no. 2228 dated 21.08.1995
			9. Mutation no. 2338 dated 02.05.1996
			10. Mutation no. 2462 dated 06.05.1997
			11. Mutation no. 2090 dated 25.10.1994
			12. Mutation no. 2057 dated 17.11.1995
			13. Mutation no. 2056 dated 17.11.1995.
			14. Mutation no. 2442 dated 21.02.1997
			15. Mutation no. 2443 dated 1.02.1997
			16. Mutation no. 2444 dated 21.02.1997
			17. Mutation no. 2445 dated 21.02.1997

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			18. Mutation no. 2447 dated 21.02.1997
			19. Mutation no. 2446 dated 21.02.1997
			20. Mutation no. 2502 dated 16.09.1997
			21. Mutation no. 2448 dated 21.02.1997
			22. Mutation no. 2401 dated 19.09.1996
			23. Mutation no. 2402 dated 19.09.1996
			24. Mutation no. 2615 dated 22.09.1998
			25. Mutation no. 2662 dated 27.07.1999
			26. Mutation no. 2678 dated 24.11.1999
			27. Mutation no. 3733 dated 17.04.2010
			28. Mutation no. 3748 dated 24.07.2010
			29. Mutation no. 3747 dated 24.07.2010
			30. Mutation no. 3763 dated 12.08.2010
			31. Mutation no. 2462 dated 12.08.2010
			32. Mutation no. 3761 dated 12.08.2010
			33. Mutation no. 3831 dated 21.01.2011
			34. Mutation no. 3900 dated

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			04.08.2011
		35. Mutation	no. 3935 dated 01.02.2012
		36. Mutation	no. 3971 dated 01.02.2012
		37. Mutation	no. 4067 dated 24.08.2012
		38. Mutation	no. 4062 dated 24.07.2012
		39. Mutation	no. 4069 dated 24.08.2012
		40. Mutation	no. 4079 dated 24.08.2012
		41. Mutation	no. 4089 dated 05.09.012
		42. Mutation	no. 4080 dated 24.08.2012
		43. Mutation	no. 4087 dated 24.08.2012
		44. Mutation	no. 4078 dated 24.08.2012
		45. Mutation	no. 4082 dated 24.08.2012
		46. Mutation	no. 4093 dated 12.09.2012
		47. Mutation	no. 4095 dated 12.09.2012
		48. Mutation	no. 4038 dated 24.05.2012
		49. Mutation	no. 4029 dated 12.05.2012
		50. Mutation	no. 4081 dated 24.08.2012

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		51. Mutation no. 4063 dated 28.07.2012
		52. Mutation no. 4070 dated 08.08.2012
		53. Mutation no. 4092 dated 12.09.2012
		54. Mutation no. 4107 dated 25.09.2012
		55. Mutation no. 4108 dated 25.09.2012
		56. Mutation no. 4109 dated 25.09.2012
		57. Mutation no. 4169 dated 29.12.2012
		58. Mutation no. 4130 dated 10.10.2012
		59. Mutation no. 4120 dated 11.10.2012
		60. Mutation no. 4127 dated 10.11.2012
		61. Mutation no. 4129 dated 10.10.2012.
		62. Mutation no. 4121 dated 11.10.2012
		63. Mutation no. 4168 dated 24.12.2012
		64. Mutation no. 4262 dated 01.07.2013
		65. Mutation no. 4279 dated 23.08.2013
		66. Mutation no. 4584 dated 24.11.2015
		67. Mutation no. 5191 dated

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			07.07.2021
			68. Mutation no. 5187 dated 15.06.2021
			69. Sale deed vasika no. 7944 dated 07.08.1995
			70. Sale deed vasika no. 855 dated 17.04.1997
			71. Sale deed vasika no. 8317 dated 10.10.1994
			72. Sale deed vasika no. 8318 dated 10.10.1994
			73. Sale deed vasika no. 13492 dated 24.12.1996
			74. Sale deed vasika no. 14212 dated 08.01.1997
			75. Sale deed vasika no. 11874 dated 13.08.2012.
			76. Sale deed vasika no. 13156 dated 18.12.1996
			77. Sale deed vasika no. 13171 dated 08.12.1996
			78. Sale deed vasika no. 14244 dated 08.01.1997
			79. Sale deed vasika no. 14234 dated 08.01.1997
			80. Sale deed vasika no. 19 dated 01.04.1997
			81. Sale deed vasika no. 14913 dated 22.01.1997
			82. Sale deed vasika no. 7862 dated 04.09.1996
			83. Sale deed vasika no. 7863 dated 04.09.1996

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			84. Sale deed vasika no. 7893 dated 24.09.1999
			85. Sale deed vasika no. 26861 dated 22.03.2010
			86. Sale deed vasika no. 4545 dated 20.05.2010
			87. Sale deed vasika no. 5879 dated 02.06.2010
			88. Sale deed vasika no. 8516 dated 25.06.2010
			89. Sale deed vasika no. 10679 dated 19.07.2010
			90. Sale deed vasika no. 10683 dated 19.07.2010
			91. Sale deed vasika no. 24885 dated 06.12.2010
			92. Sale deed vasika no. 32553 dated 21.02.2011
			93. Sale deed vasika no. 17885 dated 20.09.2011
			94. Sale deed vasika no. 21507 dated 21.10.2011
			95. Sale deed vasika no. 10200 dated 23.07.2012
			96. Sale deed vasika no. 8555 dated 04.07.2012
			97. Sale deed vasika no. 10199 dated 23.07.2012
			98. Sale deed vasika no. 11773 dated 09.08.2012
			99. Sale deed vasika no. 11768 dated 09.08.2012
			100. Sale deed vasika no. 11673

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			dated 08.08.2012
			101. Sale deed vasika no. 11118 dated 01.08.2012
			102. Sale deed vasika no. 13208 dated 29.08.2012
			103. Sale deed vasika no. 13958 dated 05.09.2012
			104. Sale deed vasika no. 10449 dated 25.07.2012
			105. Sale deed vasika no. 2243 dated 30.04.2012
			106. Sale deed vasika no. 11671 dated 08.08.2012
			107. Sale deed vasika no. 10427 dated 25.07.2012
			108. Sale deed vasika no. 13685 dated 03.09.2012
			109. Sale deed vasika no. 15412 dated 24.09.2012
			110. Sale deed vasika no. 15454 dated 24.09.2012
			111. Sale deed vasika no. 15455 dated 24.09.2012
			112. Sale deed vasika no. 16517 dated 09.10.2012
			113. Sale deed vasika no. 16515 dated 09.10.2012.
			114. Sale deed vasika no. 15877 dated 28.09.2012
			115. Sale deed vasika no. 15876 dated 28.09.2012
			116. Sale deed vasika no. 6257 dated 05.06.2013

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			117. Gift deed vasika no. 10895 dated 06.08.2013
			118. Sale deed vasika no. 6075 dated 04.06.2013
			119. Sale deed vasika no. 1363 dated 25.06.2021
			120. Collaboration Agreement deed vasika no. 19309 dated 15.11.2012
			121. G.P.A. vasika no. 658 dated 27.09.2012
			122. Collaboration Agreement deed vasika no. 15765 dated 27.09.2012
			123. Supplementary Collaboration Agreement deed vasika no. 9402 dated 17.07.2013
			124. Collaboration Agreement deed vasika no. 10844 dated 02.12.2022
			125. GPA Vasika No. 811 dated 15.11.2012
			126. GPA Vasika No. 104 dated 02.12.2022
			127. Letter of Intent vide Memo No. LC-2765- B/JE(SJ)2022/31851 dated 19.10.2022
			128. License No. 57 of 2023 of License bearing Memo No. LC- 2765B/JE(SJ)/2023/8424 dated 22.03.2023
			129. Approval of Layout cum Demarcation bearing Memo

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			No. ZP- 1847/PA(DK)/2023/34122 dated 12.10.2023
			130. Approval of Service Plan/Estimate vide Endst. No. LC-2765B/ Asstt (RK)/ 2023/30420
			131. NOC from DHBVN memo no. CH.18 /Drg-PLC dated 18.05.2023
			132. NOC for Treated Waste Water bearing Memo No. GMDA/Sew/2023/765
			133. Assurance from HSVP for Sewerage Connection the same should be obtained by the bank at the time of disbursement of loan
			134. Assurance from HSVP for fresh Water for drinking and domestic the same should be obtained by the bank at the time of disbursement of loan
			135. Clarification letter by Concerned Divisional Forest Officer Vide memo no.2227-g dated 26.12.2013.
			136. NOC Wild Life Department vide Sr. No. 840 dated 14.06.2024.
			137. NOC from DC Gurugram for Aravali NOC bearing Sr. No. 23 /MB dated 13.03.2023
			138. Letter from Tehsildar

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				Harsaru, Gurugram vide 2338/Reader dated 15.11.2022. 139. HARERA registration no RC/REP/HARERA/GGM/77 0/502/2023/114 dated 11.12.2023
	Date	Name/Nature of the document	Original/Cer tified Copy/Certifi ed extract/phot ocopy, etc.	In case of copies. Whether the original was scrutinized by the advocate.
		Jamabandi for the year 1995-96 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
		Jamabandi for the year 2000-01 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
		Jamabandi for the year 2005-06 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
		Jamabandi for the year 2010-11 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified

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	Jamabandi for the year 2015-16 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
	Jamabandi for the year 2020-21 of village Harsaru Tehsil Harsaru District- Gurugram, Haryana.	Photocopy	No, Photocopy copy of document is seen and verified
03.09.1991	Mutation no. 1937	Photocopy	No, Photocopy copy of document is seen and verified
21.08.1995	Mutation no. 2228	Photocopy	No, Photocopy copy of document is seen and verified
02.05.1996	Mutation no. 2338	Photocopy	No, Photocopy copy of document is seen and verified
06.05.1997	Mutation no. 2462	Photocopy	No, Photocopy copy of document is seen and verified
25.10.1994	Mutation no. 2090	Photocopy	No, Photocopy copy of document is seen and verified
17.11.1995	Mutation no. 2057	Photocopy	No, Photocopy copy of document is seen and verified
17.11.1995	Mutation no. 2056	Photocopy	No, Photocopy copy of document is seen and verified
21.02.1997	Mutation no. 2442	Photocopy	No, Photocopy copy of document is seen and verified
0.02.1997	Mutation no. 2443	Photocopy	No, Photocopy copy of document is seen and verified
21.02.1997	Mutation no. 2444	Photocopy	No, Photocopy of document is seen

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				and verified
	21.02.1997	Mutation no. 2445	Photocopy	No, Photocopy of document is seen and verified
	21.02.1997	Mutation no. 2447	Photocopy	No, Photocopy of document is seen and verified
	21.02.1997	Mutation no. 2446	Photocopy	No, Photocopy of document is seen and verified
	16.09.1997	Mutation no. 2502	Photocopy	No, Photocopy of document is seen and verified
	21.02.1997	Mutation no. 2448	Photocopy	No, Photocopy of document is seen and verified
	19.09.1996	Mutation no. 2401	Photocopy	No, Photocopy of document is seen and verified
	19.09.1996	Mutation no. 2402	Photocopy	No, Photocopy of document is seen and verified
	22.09.1998	Mutation no. 2615	Photocopy	No, Photocopy of document is seen and verified
	27.07.1999	Mutation no. 2662	Photocopy	No, Photocopy of document is seen and verified
	24.11.1999	Mutation no. 2678	Photocopy	No, Photocopy of document is seen and verified
	17.04.2010	Mutation no. 3733	Photocopy	No, Photocopy of document is seen and verified
	24.07.2010	Mutation no. 3748	Photocopy	No, Photocopy of document is seen and verified
	24.07.2010	Mutation no. 3747	Photocopy	No, Photocopy of document is seen and verified
	12.08.2010	Mutation no. 3763	Photocopy	No, Photocopy of document is seen

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12.08.2010	Mutation no. 2462	Photocopy	No, Photocopy of document is seen and verified	
12.08.2010	Mutation no. 3761	Photocopy	No, Photocopy of document is seen and verified	
21.01.2011	Mutation no. 3831	Photocopy	No, Photocopy of document is seen and verified	
04.08.2011	Mutation no. 3900	Photocopy	No, Photocopy of document is seen and verified	
01.02.2012	Mutation no. 3971	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4067	Photocopy	No, Photocopy of document is seen and verified	
24.07.2012	Mutation no. 4062	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4069	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4079	Photocopy	No, Photocopy of document is seen and verified	
05.09.2012	Mutation no. 4089	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012.	Mutation no. 4087	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4080	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4078	Photocopy	No, Photocopy of document is seen and verified	
24.08.2012	Mutation no. 4082	Photocopy	No, Photocopy of document is seen	

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				and verified
	12.09.2012	Mutation no. 4093	Photocopy	No, Photocopy of document is seen and verified
	12.09.2012	Mutation no. 4095	Photocopy	No, Photocopy of document is seen and verified
	24.05.2012	Mutation no. 4038	Photocopy	No, Photocopy of document is seen and verified
	12.05.2012	Mutation no. 4029	Photocopy	No, Photocopy of document is seen and verified
	24.08.2012	Mutation no. 4081	Photocopy	No, Photocopy of document is seen and verified
	28.07.2012	Mutation no. 4063	Photocopy	No, Photocopy of document is seen and verified
	08.08.2012	Mutation no. 4070	Photocopy	No, Photocopy of document is seen and verified
	12.09.2012	Mutation no. 4092	Photocopy	No, Photocopy of document is seen and verified
	25.09.2012	Mutation no. 4107	Photocopy	No, Photocopy of document is seen and verified
	25.09.2012	Mutation no. 4108	Photocopy	No, Photocopy of document is seen and verified
	25.09.2012	Mutation no. 4109	Photocopy	No, Photocopy of document is seen and verified
	29.12.2012	Mutation no. 4169	Photocopy	No, Photocopy of document is seen and verified
	10.10.2012	Mutation no. 4130	Photocopy	No, Photocopy of document is seen and verified
	11.10.2012	Mutation no. 4120	Photocopy	No, Photocopy of document is seen

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	10.11.2012	Mutation no. 4127	Photocopy	No, Photocopy of document is seen and verified
	10.10.2012	Mutation no. 4129	Photocopy	No, Photocopy of document is seen and verified
	11.10.2012	Mutation no. 4121	Photocopy	No, Photocopy of document is seen and verified
	24.12.2012	Mutation no. 4168	Photocopy	No, Photocopy of document is seen and verified
	01.07.2013	Mutation no. 4262	Photocopy	No, Photocopy of document is seen and verified
	23.08.2013	Mutation no. 4279	Photocopy	No, Photocopy of document is seen and verified
	24.11.2015	Mutation no. 4584	Photocopy	No, Photocopy of document is seen and verified
	07.07.2021	Mutation no. 5191	Photocopy	No, Photocopy of document is seen and verified
	15.06.2021	Mutation no. 5187	Photocopy	No, Photocopy of document is seen and verified
	07.08.1995	Sale Deed No. 7944	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	17.04.1997	Sale Deed No. 855	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	10.10.1994	Sale Deed No. 8317	Original	Yes, Original of document is seen and verified because this part of land is smaller of the larger part of

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				land.
	10.10.1994	Sale Deed No. 8318	Original	Yes, Original of document is seen and verified because this part of land is smaller of the larger part of land.
	24.12.1996	Sale Deed No. 13492	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	08.01.1997	Sale Deed No. 14212	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	18.12.1996	Sale Deed No. 13156	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	18.12.1996	Sale Deed No. 13171	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	08.01.1997	Sale Deed No. 14244	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	08.01.1997	Sale Deed No. 14234	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	01.04.1997	Sale Deed No. 19	Original	Yes, Original of document is seen and verified

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22.01.1997	Sale Deed No. 14913	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
04.09.1996	Sale Deed No. 7862	Original	Yes, Original of document is seen and verified
04.09.1996	Sale Deed No. 7863	Original	Yes, Original of document is seen and verified
24.09.1999	Sale Deed No. 7893	Original	Yes, Original of document is seen and verified
22.03.2010	Sale Deed No. 26861	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
02.06.2010	Sale Deed No. 5879	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
25.06.2010	Sale Deed No. 8516	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
19.07.2010	Sale Deed No. 10679	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
09.07.2010	Sale Deed No. 10683	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
06.12.2010	Sale Deed No. 24885	Certified	No, Certified of document is seen and verified because this part of

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	21.02.2011	Sale Deed No. 32553	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	20.09.2011	Sale Deed No. 17885	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	21.10.2011	Sale Deed No. 21507	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	13.08.2012	Sale Deed No. 11874	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	09.10.2012	Sale Deed No. 16515	Certified	No, Certified of document is seen and verified as the same in the custody of Sangam Building Solution Pvt. Ltd.
	23.07.2012	Sale Deed No. 10200	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	04.07.2012	Sale Deed No. 8555	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02

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23.07.2012	Sale Deed No. 10199	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
09.08.2012	Sale Deed No. 11773	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
09.08.2012	Sale Deed No. 11768	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
01.08.2012	Sale Deed No. 11118	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
08.08.2012	Sale Deed No. 11673	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
29.08.2012	Sale Deed No. 13208	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
05.09.2012	Sale Deed No. 13958	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing

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				Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	25.07.2012	Sale Deed No. 10449	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	30.04.2012	Sale Deed No. 2243	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	08.08.2012	Sale Deed No. 11671	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	25.07.2012	Sale Deed No. 10427	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	03.09.2012	Sale Deed No. 13685	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	24.09.2012	Sale Deed No. 15412	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	24.09.2012	Sale Deed No. 15454	Certified	No, Certified of document is seen and verified as the original is in

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				custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	24.09.2012	Sale Deed No. 15455	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	09.10.2012	Sale Deed No. 16517	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	28.09.2012	Sale Deed No. 15877	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	28.09.2012	Sale Deed No. 15876	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	05.06.2013	Sale Deed No. 6257	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	06.08.2013	Gift Deed No. 10895	Certified	No, Certified of document is seen and verified because this part of land is smaller of the larger part of land.
	04.06.2013	Sale Deed No. 6075	Certified	No, Certified of document is seen and verified because this part of

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	25.06.2021	Sale Deed No: 1363	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	15.11.2022	Collaboration Agreement No. 19309	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	27.09.2012	Collaboration Agreement No. 15765	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	17.07.2013	Collaboration Agreement No. 9402	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	02.12.2022	Collaboration Agreement No. 10844	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
	27.09.2012	GPA Vasika No. 658	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02

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15.11.2022	GPA Vasika No. 811	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
02.12.2022	GPA Vasika No. 104	Certified	No, Certified of document is seen and verified as the original is in custody of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
19.10.2022	Letter of Intent	Photocopy	No, Photocopy of document is seen and verified
22.03.2023	License No. 57 of 2023	Photocopy	No, Photocopy of document is seen and verified
12.10.2023	Approval of Layout Plan cum Demarcation	Photocopy	No, Photocopy of document is seen and verified
13.09.2023	Approval of Service Plan	Photocopy	No, Photocopy of document is seen and verified
----	NOC from HSPCB	NIL	Bank Should obtained the same at the time of disbursement of loan
18.05.2023	NOC from DHBVN	Photocopy	No, Photocopy of document is seen and verified
~~~~	Assurance of HSVP for Sewerage water	NIL	Bank Should obtained the same at the time of disbursement of loan
~~~~	Assurance of HSVP for drinking water	NIL	Bank Should obtained the same at the time of disbursement of loan
26.12.2013	Concerned Divisional forest Officer bearing Memo No. 2227-g	Photocopy	No, Photocopy of document is seen and verified

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	14.06.2024	NOC from Wild Life Department	Photocopy	Bank Should obtained the same at the time of disbursement of loan
	13.03.2023	NOC for Aravali	Photocopy	No, Photocopy of document is seen and verified
	15.11.2022	NOC from Tehsildar Gurugram 2338/Reader	Photocopy	No, Photocopy of document is seen and verified
	11.12.2023	HRERA License	Photocopy	No, Photocopy of document is seen and verified
7.	A	Whether certified copy of all title documents is obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagor? (Please also enclose all such certified copies and relevant fee receipts along with the TIR.)	Yes	
	B	Whether all pages in the certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the original documents submitted? (In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently and cautiously)	Yes	

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8.	A	Whether the records of registrar office or revenue authorities relevant to property in question are available for verification through any online portal or computer system?	No, Manual records are available
	B	If such online/ computer records are available, whether any verification or cross checking are made and the comments/ findings in this regard.	N.A.
	C	Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so, whether such verification was made?	NA
	D	Whether proper registration of documents completed.	Yes
9.	A	Property offered as security falls within the jurisdiction of which sub-registrar office?	Tehsil Harsaru, District Gurugram, Haryana
	B	Whether it is possible to have registration of documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar- general. If so, please name all such offices.	No
	C	Whether search has been made at all the offices named at (b) above?	Yes
	D	d) Whether the searches made in the offices of registering authorities or any other records reveal registration of multiple title documents in respect of the property in question?	No

10.	A	Chain of title tracing the title from the oldest title deed to the latest title deed establishing the title of the property in question from predecessors in title/interest to the current title holder.	Please see Part -II of Annexure-1
	B	Wherever Minor's interest or other clog on title is involved, search should be made for a further period, depending on the need for clearance on such clog on title. In case of property offered as collateral security for loans of Rs. 1.00 crore and above, search of title/encumbrances for a period of not less than 30 years is mandatory. (Separate sheets may be used)	No
	C	Nature of Minor's interest, if any and if so, whether creation of mortgage could be possible, the modalities/procedure to be followed including court permission to be obtained and the reasons for coming to such conclusion.	There are no minor interests whatsoever.
11.	A	Nature of title of intended Mortgagor over the property (whether full ownership rights, leasehold rights, occupancy/possessory rights or in-am holder or Govt. grantee/allottee etc.	Full Ownership Rights on and after execution and registration of conveyance/sale deed in favour of Mortgager(s)
		If Ownerships Rights,	After execution and registration of conveyance/sale deed in favour of Mortgager(s)
	A	Details of the Conveyance documents	Proposed conveyance deed which is executed after completion of

		construction.
B	Whether the document is properly stamped	NA
C	Whether the document is properly registered	NA
	If leasehold whether;	No
A	lease Deed is duly stamped and registered	NA
B	Lessee is permitted to mortgage the Leasehold right.	NA
C	Duration of the Lease/unexpired period of lease.	NA
D	If, a sub-lease, check the lease deed in favour of Lessee as to whether Lease deed permits sub-leasing and mortgage by Sub-Lessee also.	NA
E	Whether the leasehold rights permit for creation of any super structure (if applicable)?	NA
F	Right to get renewal of leasehold rights and nature thereof.	NA
	If Govt. grant/ allotment/Lease-cum/Sale Agreement, whether;	No
A	Grant/ agreement etc. provides for alienable rights to the mortgagor with or without conditions.	NA
B	The mortgagor is competent to create charge on such property.	NA
C	Whether any permission from Government or any other authority is required for creation of mortgage and if so whether such valid permission is available.	NA
	If occupancy right, whether;	After completion of construction

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	A	Such right is heritable and transferable.	Yes
	B	Mortgage can be created.	Yes
12		Has the property been transferred by way of Gift/Settlement Deed	No
	A	The Gift/Settlement Deed is duly stamped and registered.	Yes
	B	The Gift/Settlement Deed has been attested by two witnesses.	Yes
	C	Whether there is any restriction on Donor in executing the Gift/Settlement Deed in question.	NA
	D	The Gift/Settlement Deed transfers the property to Donee;	Yes
	E	Whether the Donee has accepted the gift by signing the Gift/Settlement Deed or by a separate writing or by implication or by actions.	Yes
	F	Whether the Donee is in possession of the gifted property.	Yes
	G	Whether any life interest is reserved for Donee or any other person and whether there is a need for any other person to join the creation of mortgage.	No
	H	Any other aspect affecting the validity of title passed through the Gift/Settlement Deed.	NA
13.		Has the property been transferred by way of partition/family settlement deed	No
	A	Whether the original deed is available for deposit. If not the modality/procedure to be followed to	NA

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		create a valid and enforceable mortgage.	
	B	Whether mutation has been affected	NA
	C	Whether the mortgagor is in possession and enjoyment of his share.	NA
	D	Whether the partition made is valid in law and the mortgagor has acquired a mortgage able title thereon.	NA
	E	In respect of partition by a decree of the court; whether such decree has become final and all other conditions/ formalities are completed/ complied with.	NA
	F	Whether any documents in question are executed in counterparts or in more than one set? If so, additional precautions to be taken for avoiding multiple mortgages?	NA
14.		Whether the title documents include any testamentary documents/wills?	No
	A	In case of Will whether Will is registered will or unregistered will?	NA
	B	Whether will in matter needs a mandatory probate and if so whether the same is probated by a competent court?	NA
	C	Whether property has been mutated on basis of will?	No
	D	Whether the original will, is available?	NA
	E	Whether the original death certificate	NA

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		of the testator is available?	
	F	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	NA
	G	(Comments on the circumstances such as availability of a declaration by all the beneficiaries about the genuineness/ validity of the will, all parties have acted on will, etc., which are relevant to rely on will, availability of Mother/Original title deeds are to be explained.)	NA
15.		Whether the property is subject to any wakf / belongs to church/temple or any religious/ other institution	No.
	A	Any restriction in creation of any charges on such properties?	NA
	B	Precautions/ permissions, if any in respect of the above cases for creation of Mortgage.	NA
16.	A	Where the property is a HUF/Joint Family property?	No.
	B	Whether mortgage is created for family benefit/legal necessity, whether the Major Coparceners have no objection/join in execution. Minor's share if any, rights of female members etc.	NA
	C	Please also comment on any other aspect which may adversely affect the validity of security in such cases.	NA

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17.	A	Whether the property belongs to any trust or is subject to rights of any trust?	No.
	B	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of property?	NA
	C	If YES, additional precautions/permissions to be obtained for creation of valid mortgage.	NA
	D	Requirements, if any for creation of mortgage as per Central/State laws applicable to the trust in the matter.	NA
18.		If the property is Agricultural land	No
	A	Whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	NA
	B	In the case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the validity of the title and rights to enforce the mortgage?	NA
	C	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite procedure followed/permission obtained?	Yes, permission duly obtained

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19.	A	Whether the property is affected by any local laws or other regulations having a bearing on the creation of security (viz. Agricultural Laws, Weaker Sections, minorities, Land Laws, SEZ regulations, Coastal zone regulations, Environmental Clearance etc.)	No.
	B	Additional aspects relevant for investigation of title as per local laws.	NA
20.	A	Whether the property is subject to any pending or proposed land acquisition proceedings?	No.
	B	Whether any search/enquiry is made with the Land Acquisition Office and outcome of such search/enquiry.	Yes, as such no acquisition proceeding pending.
21.	A	Whether the property is involved in or subject matter of any litigation which is pending or concluded?	No.
	B	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	N.A.
	C	Whether the title documents have any court seal/marking which points out any litigation/ attachment/ security to court in respect of the property in question? In such case, please comment on such seal/marking?	No
22.	A	In case of partnership firm, whether the property belongs to the firm and	No

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		the deed is properly registered?	
	B	Property belonging to partners, whether thrown on hotchpots? Whether formalities for the same have been completed as per applicable Laws?	NA
	C	Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm?	NA
23.	A	Whether the property belongs to a Limited Company, check the Borrowing powers, Board resolution, Authorization to create mortgage/execution of documents, Registration of any prior charges with the Company Registrar (ROC), Articles of Association /provision for common seal etc.	Yes, Property Belongs to Virender - Surender sons of Dharamapl, Jitender yadav S/o Phool Singh and Smt. Sarita W/o Mr. Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.
	b/1	Whether the property (to be mortgaged) is purchased by the above company from any other company or Limited Liability Partnership (LLP) firm? Yes/No	NO
	b/2	If yes, whether the search of charges of the property (to be mortgaged) has been carried out-with Registrar of Companies (ROC) in respect of such vendor company/LLP (Seller) and the vendee company (purchaser)?	ROC should check separately
	b/3	Whether the above search of charges reveals any prior	NA

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		charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (Seller)?	
	b/4	If the search reveals encumbrances/charges, whether such charges/encumbrances have been satisfied?	There is no encumbrances/ charges shows in the revenue record except the ongoing loan of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
24.		In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and the requisite resolutions, bye-laws.	N.A.
25.	A	Whether any POA is involved in the chain of title during the period of search?	Yes
	B	Whether the POA involved is one coupled with interest, i.e., a Development Agreement-cum-Power of Attorney. If so, please clarify whether the same is a registered document and hence it has created an interest in the favour of the builder/developer and as such is irrevocable as per law.	NA


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C	In case the title document is executed by POA holder, please clarify whether the POA involved is (i) one executed by the Builders viz. Companies/Firms/Individual or Proprietary Concerns in favour of their Partners/ Employees/ Authorised Representatives to sign Flat Allotment Letters, NOCs, Agreements of Sale, Sale Deeds, etc. in favour of buyers of flats/units (Builder's POA) or (ii) other type of POA (Common POA).	NA
D	In case of builder's POA, whether a certified copy of POA is available and the same has been verified/ compared with the original POA.	NA
E	In case of Common POA (POA other than builder's POA), please clarify the following clauses in respect of POA: -	No
	<p>(i) Whether the original POA is verified and the title investigation is done on basis of original POA?</p> <p>(ii) Whether the POA is registered one?</p> <p>(iii) Whether the POA is a special or general one?</p> <p>(iv) Whether the POA contains a specific Authority for execution of title Document in</p>	<p>Yes</p> <p>Yes</p> <p>General Power of Attorney</p> <p>Yes</p>

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		question?	
	F	Whether the POA was in force and not revoked or had become invalid on the date of execution of the document in question? (Please clarify whether the same has been ascertained from the office of sub-registrar also?)	Yes, the GPA is in for force and not revoked by the executants
	G	Please comment on the genuineness of the POA.	GPA is Genuine
	H	The unequivocal opinion on the enforceability and validity of POA.	NA
26.		Whether mortgage is being created by a POA holder, check genuineness of the Power of Attorney and the extent of the powers given therein and whether the same is properly executed/stamped/authenticated in terms of the Law of the place, where it is executed.	No.
27.	I.	If the property is a flat/apartment or residential/commercial complex.	Yes, it is a Residential Complex
	A	Promoter's/Land owner's title to the land/ building.	Yes
	B	Development Agreement/Power of Attorney.	Yes
	C	Extent of authority of the Developer/builder.	Promoter/ Builder has the right to sell the property as he has full ownership right

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D	Independent title verification of the Land and/or building in question.	Yes
E	Agreement for sale (duly registered).	To be registered
F	Payment of proper stamp duty.	Yes, stamp duty will be paid at the time of registration of agreement
G	Requirement of registration of sale agreement, development agreement, POA etc.	Yes
H	Approval of building plan, permission of appropriate/ local authority etc.	Yes
I	Conveyance in favor of Society/Condominium concerned.	NA
J	Occupancy Certificate/allotment letter/letter of possession.	Yes, be taken on and after completion of construction
K	Membership details in the Society etc.	NA
L	Share Certificatès.	NA
M	No Objection Letter from the Society.	NA
N	All legal requirements under the local/Municipal laws, regarding ownership of flats/ Apartments/ Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.	Yes
O	Requirement for noting the Bank's charges on the records of Housing Society, if any.	Yes
P	If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	Yes, building plans are approved

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	Q	Whether the numbering pattern of the units/flats tally in all documents such as approved plan, agreement plan, etc.	Yes
	II.A	Whether the Real Estate Project comes under the Real Estate (Regulation and Development) Act, 2016? Y/N	Yes
	II.B	Whether the project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	HARERA registration no. RC/REP/HRERA/GGM/770/502 /2023/114 dated 11.12.2023
	II.C	Whether the registered agreement for sale as prescribed in the above Act/Rules there under is executed?	Yes, to be executed by the builder in favour of allottee/ owner.
	II.D	Whether the details of the apartment /plot in question are verified with the list of number and types of apartments or plots booked as uploaded by the promoter in the website of Real Estate Regulatory Authority?	Yes
28.		Encumbrances, Attachments, and/or claims whether of Government, Central or State or other Local authorities or Third-Party claims, Liens etc. and details thereof.	Nil
29.		The period covered under the Encumbrances Certificate and the name of the person in whose favour the encumbrance is created and if so satisfaction of charge, if any?	10.04.1995 to 09.04.2025 there is no encumbrances except the ongoing loan of Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
30.		Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	Yes, property tax is applicable on and after handing over of possession.

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31.	A	Urban land ceiling clearance, whether required and if so, details thereof.	No.
	B	Whether No Objection Certificate under the Income Tax Act is required/ obtained.	No.
32.	A	Details of RTC extracts/mutation extracts/ Katha extracts pertaining to the property in question	N.A.
	B	Whether the name of mortgagor is reflected as owner in revenue/ Municipal/ Village records.	Yes, on and after execution and registration of conveyance/sale deed in favour of the mortgager(s)
33.	A	Whether the property offered as security is clearly demarcated?	Yes
	B	Whether the demarcation/ partition of property is legally valid?	Yes
	C	Whether the property has clear access as per documents? (The property should be legally accessible through normal carriers to transport goods to factories/houses, as the case may be).	Yes.
34.	A	Whether the property can be identified from the following documents, (a) Document in relation to electricity connection. (b) Document in relation to water connection (c) Document in relation to Sales Tax Registration, if any applicable. (d) Other utility bills, if any.	NA

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	B	Discrepancy/doubtful circumstances, if any revealed on such scrutiny?	No
35.		Whether the documents i.e., valuation report /approved sanctioned plan reflect/indicate any difference/discrepancy in the boundaries in relation to the Title Documents/other document. (If the valuation report and/or approved plan are not available at time of preparation of TIR, please provide these-comment subsequently, on receipt of the same).	Building Plan are approved
36.	A	Whether the Bank will be able to enforce SARFESI Act if required against the property offered as security?	Yes
	B	Property is SARFAESI Compliant (Y/N)	Yes
37.	A	Whether original title deeds are available for creation of equitable mortgage	Yes, on and after execution and registration by the developer in favour of the proposed allottee
	B	In case of absence of original title deeds, details of legal and other requirements for creation of a proper, valid and enforceable mortgage by deposit of certified extracts duly certified etc. as also any precautions to be taken by the Bank in this regard.	NA
38.		Additional suggestions, if any to safeguard the interest of Bank/	Bank should obtain from Mortgagor(s):

		ensuring the perfection of security.	1. Permission to mortgage and no objection certificate issued by the developer/builder. 2. NOC from HSPCB 3. NOC for Drinking Water 4. NOC for Drinking Water
39.		The specific person who is/are required to create mortgage/to deposit documents creating mortgage.	Prospective buyer(s) of the Dwelling unit

ANNEXURE 'C': CERTIFICATE OF TITLE

1. I have examined the original Title Deeds intended to be deposited relating to the schedule property to be offered as security by way of **equitable** mortgage and that the documents of title referred to in the opinion are valid evidence of right, title and interest and that the said registered/equitable mortgage is created on production of original title deeds it will satisfy the requirements of creation of registered/equitable mortgage and I further certify that:
2. I have examined the Documents in detail, taking into account all the Guidelines in check list vide Annexure 'B' and the other relevant factors.
3. I confirm having made a search in the Land/Revenue records. I also confirm having verified and checked the records of relevant Government Offices/ Sub-Registrar(s) Office(s), Revenue Records, Municipal/ Panchayat Office, Land Acquisition Office, Registrar of Companies, Wakf Board (wherever applicable). I do not find anything adverse which would prevent the Title Holders from creating a valid Mortgage. I am liable/ responsible, if any loss is caused to the bank due to negligence on my part or by my agent in making search.
4. In case of Loans to Housing Projects/ approval of Housing Projects of Home loans for flats in Housing Projects, I confirm having made the search of the proposed development site and state that it is not in Prohibited/ Regulated Area, under "The Ancient Monuments and Archaeological Sites and Remains Act 2010" and prior permission has been obtained from NMA (National Monuments Authority), wherever required".

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5. Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and Encumbrance Certificate (EC) I hereby certify the genuineness of the Title Deeds, Suspicious/Doubt, if any, has been clarified by making necessary enquiries.
6. There are no prior Mortgage/Charges/encumbrances whatsoever as could be seen from the search made for the period from 10.04.1995 to 09.04.2025 pertaining to the immovable property covered by above-said title deeds. The property is free from all encumbrances except the ongoing loan from Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02.
7. In case of second/subsequent charge in favour of the Bank, there are no other mortgages/charges other than the already stated in the loan documents and agreed to by the mortgagor and the Bank. (Delete, whichever is inapplicable).
8. There is no Minor(s) interest.
9. The Mortgage if created, will be available to the Bank for the liability of the intending borrowers i.e., Prospective buyer(s) of the Dwelling unit.
10. I certify that Prospective buyer(s) of the Dwelling unit, are having absolute, clear and marketable title over the scheduled property. I further certify that the above title deeds are genuine and a valid mortgage can be created and the said mortgage would be enforceable.
11. In case of creation of Mortgage by deposit of title deeds, I certify that the deposit of following original title deeds/ documents, would create a valid and enforceable mortgage:

1. Allotment letter(Original) issued by M/s Roots Developers Pvt. Ltd.
2. Flat/Apartment buyer agreement between M/s Roots Developers Pvt. Ltd. as Developer/Promoter & allottee/ prospective purchaser of the property, duly registered. (Original)
3. Payment receipts(Original)
4. Permission to mortgage and no objection certificate issued by the developer/builder. (Original)
5. Tripartite agreement between the developer/ builder, bank and the mortgagor(s)/ borrower(s). (Original)
6. NOC from Capri Global Housing Finance Limited bearing A/c No. CGHFL/CF-NCR/2024-25/02
7. Occupation certificate issued by DTP after completion of construction. (Photocopy)

8. Possession letter as and when issued by builder. (Original)
9. Sale /conveyance deed which is to executed and registered by Roots Developers Pvt. Ltd. as Developer/Promoter in favour of the intending mortgagor(s). (Original)

There are no legal impediments for creation of the Mortgage under any applicable Law/Rules in force.

It is certified that the property is SARFAESI compliant.

ANNEXURE "1"

Sub: Verification of the title of "ROOTS COURTYARD 2", Dwelling unit area as per the allotment letter/Buyer agreement Project Area is 12.447 Acres, Sector-95A, within the revenue estate of Harsaru, Tehsil Harsaru, District- Gurugram, Haryana.

Part -I

The following documents were furnished: -

1. Jamabandifor the year 1995-96 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
2. Jamabandifor the year 2000-01 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
3. Jamabandifor the year 2005-06 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
4. Jamabandifor the year 2010-11 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
5. Jamabandifor the year 2015-16 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
6. Jamabandifor the year 2020-21 of village HarsaruTehsil Harsaru District- Gurugram, Haryana.
7. Mutation no. 1937 dated 3.09.1991
8. Mutation no. 2228 dated 21.08.1995
9. Mutation no. 2338 dated 02.05.1996
10. Mutation no. 2462 dated 06.05.1997
11. Mutation no. 2090 dated 25.10.1994

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12. Mutation no. 2057 dated 17.11.1995
13. Mutation no. 2056 dated 17.11.1995.
14. Mutation no. 2442 dated 21.02.1997
15. Mutation no. 2443 dated 1.02.1997
16. Mutation no. 2444 dated 21.02.1997
17. Mutation no. 2445 dated 21.02.1997
18. Mutation no. 2447 dated 21.02.1997
19. Mutation no. 2446 dated 21.02.1997
20. Mutation no. 2502 dated 16.09.1997
21. Mutation no. 2448 dated 21.02.1997
22. Mutation no. 2401 dated 19.09.1996
23. Mutation no. 2402 dated 19.09.1996
24. Mutation no. 2615 dated 22.09.1998
25. Mutation no. 2662 dated 27.07.1999
26. Mutation no. 2678 dated 24.11.1999
27. Mutation no. 3733 dated 17.04.2010
28. Mutation no. 3748 dated 24.07.2010
29. Mutation no. 3747 dated 24.07.2010
30. Mutation no. 3763 dated 12.08.2010
31. Mutation no. 2462 dated 12.08.2010
32. Mutation no. 3761 dated 12.08.2010
33. Mutation no. 3831 dated 21.01.2011
34. Mutation no. 3900 dated 04.08.2011
35. Mutation no. 3935 dated 01.02.2012
36. Mutation no. 3971 dated 01.02.2012
37. Mutation no. 4067 dated 24.08.2012
38. Mutation no. 4062 dated 24.07.2012
39. Mutation no. 4069 dated 24.08.2012
40. Mutation no. 4079 dated 24.08.2012
41. Mutation no. 4089 dated 05.09.012
42. Mutation no. 4080 dated 24.08.2012
43. Mutation no. 4087 dated 24.08.2012
44. Mutation no. 4078 dated 24.08.2012
45. Mutation no. 4082 dated 24.08.2012

46. Mutation no. 4093 dated 12.09.2012
47. Mutation no. 4095 dated 12.09.2012
48. Mutation no. 4038 dated 24.05.2012
49. Mutation no. 4029 dated 12.05.2012
50. Mutation no. 4081 dated 24.08.2012
51. Mutation no. 4063 dated 28.07.2012
52. Mutation no. 4070 dated 08.08.2012
53. Mutation no. 4092 dated 12.09.2012
54. Mutation no. 4107 dated 25.09.2012
55. Mutation no. 4108 dated 25.09.2012
56. Mutation no. 4109 dated 25.09.2012
57. Mutation no. 4169 dated 29.12.2012
58. Mutation no. 4130 dated 10.10.2012
59. Mutation no. 4120 dated 11.10.2012
60. Mutation no. 4127 dated 10.11.2012
61. Mutation no. 4129 dated 10.10.2012.
62. Mutation no. 4121 dated 11.10.2012
63. Mutation no. 4168 dated 24.12.2012
64. Mutation no. 4262 dated 01.07.2013
65. Mutation no. 4279 dated 23.08.2013
66. Mutation no. 4584 dated 24.11.2015
67. Mutation no. 5191 dated 07.07.2021
68. Mutation no. 5187 dated 15.06.2021
69. Sale deed vasika no. 7944 dated 07.08.1995
70. Sale deed vasika no. 855 dated 17.04.1997
71. Sale deed vasika no. 8317 dated 10.10.1994
72. Sale deed vasika no. 8318 dated 10.10.1994
73. Sale deed vasika no. 13492 dated 24.12.1996
74. Sale deed vasika no. 14212 dated 08.01.1997
75. Sale deed vasika no. 11874 dated 13.08.2012.
76. Sale deed vasika no. 13156 dated 18.12.1996
77. Sale deed vasika no. 13171 dated 08.12.1996
78. Sale deed vasika no. 14244 dated 08.01.1997
79. Sale deed vasika no. 14234 dated 08.01.1997

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80. Sale deed vasika no. 19 dated 01.04.1997
81. Sale deed vasika no. 14913 dated 22.01.1997
82. Sale deed vasika no. 7862 dated 04.09.1996
83. Sale deed vasika no. 7863 dated 04.09.1996
84. Sale deed vasika no. 7893 dated 24.09.1999
85. Sale deed vasika no. 26861 dated 22.03.2010
86. Sale deed vasika no. 4545 dated 20.05.2010
87. Sale deed vasika no. 5879 dated 02.06.2010
88. Sale deed vasika no. 8516 dated 25.06.2010
89. Sale deed vasika no. 10679 dated 19.07.2010
90. Sale deed vasika no. 10683 dated 19.07.2010
91. Sale deed vasika no. 24885 dated 06.12.2010
92. Sale deed vasika no. 32553 dated 21.02.2011
93. Sale deed vasika no. 17885 dated 20.09.2011
94. Sale deed vasika no. 21507 dated 21.10.2011
95. Sale deed vasika no. 10200 dated 23.07.2012
96. Sale deed vasika no. 8555 dated 04.07.2012
97. Sale deed vasika no. 10199 dated 23.07.2012
98. Sale deed vasika no. 11773 dated 09.08.2012
99. Sale deed vasika no. 11768 dated 09.08.2012
100. Sale deed vasika no. 11673 dated 08.08.2012
101. Sale deed vasika no. 11118 dated 01.08.2012
102. Sale deed vasika no. 13208 dated 29.08.2012
103. Sale deed vasika no. 13958 dated 05.09.2012
104. Sale deed vasika no. 10449 dated 25.07.2012
105. Sale deed vasika no. 2243 dated 30.04.2012
106. Sale deed vasika no. 11671 dated 08.08.2012
107. Sale deed vasika no. 10427 dated 25.07.2012
108. Sale deed vasika no. 13685 dated 03.09.2012
109. Sale deed vasika no. 15412 dated 24.09.2012
110. Sale deed vasika no. 15454 dated 24.09.2012
111. Sale deed vasika no. 15455 dated 24.09.2012
112. Sale deed vasika no. 16517 dated 09.10.2012
113. Sale deed vasika no. 16515 dated 09.10.2012.

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114. Sale deed vasika no. 15877 dated 28.09.2012
115. Sale deed vasika no. 15876 dated 28.09.2012
116. Sale deed vasika no. 6257 dated 05.06.2013
117. Gift deed vasika no. 10895 dated 06.08.2013
118. Sale deed vasika no. 6075 dated 04.06.2013
119. Sale deed vasika no. 1363 dated 25.06.2021
120. Collaboration Agreement deed vasika no. 19309 dated 15.11.2012
121. G.P.A. vasika no. 658 dated 27.09.2012
122. Collaboration Agreement deed vasika no. 15765 dated 27.09.2012
123. Supplementary Collaboration Agreement deed vasika no. 9402 dated 17.07.2013
124. Collaboration Agreement deed vasika no. 10844 dated 02.12.2022
125. GPA Vasika No. 811 dated 15.11.2012
126. GPA Vasika No. 104 dated 02.12.2022
127. Letter of Intent vide Memo No. LC-2765-B/JE(SJ)2022/31851 dated 19.10.2022
128. License No. 57 of 2023 of License bearing Memo No. LC- 2765B/JE(SJ)/2023/8424 dated 22.03.2023
129. Approval of Layout cum Demarcation bearing Memo No. ZP-1847/PA(DK)/2023/34122 dated 12.10.2023
130. Approval of Service Plan/Estimate vide Endst. No. LC-2765B/ Asstt (RK)/2023/30420
131. NOC from DHBVN memo no. CH.18 /Drg-PLC dated 18.05.2023
132. NOC for Treated Waste Water bearing Memo No. GMDA/Sew/2023/765
133. Assurance from HSVP for Sewerage Connection the same should be obtained at the time of disbursement of loan
134. Assurance from HSVP for fresh Water for drinking and domestic the same should be obtained at the time of disbursement of loan
135. Clarification letter by Concerned Divisional Forest Officer Vide memo no.2227-g dated 26.12.2013.
136. NOC Wild Life Department vide Sr. No. 840 dated 14.06.2024.
137. NOC from DC Gurugram for Aravali NOC bearing Sr. No. 23 /MB dated 13.03.2023
138. Letter from Tehsildar Harsaru, Gurugram vide 2338/Reader dated 15.11.2022.
139. HARERA registration no RC/REP/HARERA/GGM/770/502/2023/114 dated 11.12.2023

Part-II

I have checked and verified the records of Registrar, Gurugram from 1995 to 1997 vide receipt No. 282 Dated 09.04.2025 and office of Sub-Registrar, Gurugram from 1997 to 2017 vide receipt No. 658 Dated 09.04.2025 and office of Sub-Registrar, Harsaru, Gurugram from 2017 to 2025 vide receipt No. 43 Dated 09.04.2025 (Inspection receipts are attached in original).

The perusal and inspection of Registrar and Sub Registrar and on the basis of the above documents sent to me, I note as under:

Description of the Chain of Title from the Mother Deed to the latest Title Deed:

Jamabandi 1995-96

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 400/482, MustilNo. 81 Kila No. 16/1 (0-9), 17/3 (0-3) 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Har Lal, Kehar Singh sons of Arjun son of Gangaram they were owner in possession of the above said land to their respective shares.

That Santosh widow of Amar Singh sold their 1/5 share to Deshraj Makhad S/o Attar Singh vide sale deed vasika No. 7944 dated 07.08.1995 and a mutation sanctioned in their favour vide mutation No. 2338 dated 02.05.1996.

That Mahender, Rakesh sons and Smt. Renu, Manju daughters of Amar Singh sold their share to Mukesh Kumar son of Balbir Singh vide sale deed vasika no. 13685 dated 03.09.2012 and a mutation sanctioned in their favour vide mutation no. 4092 dated 12.09.2012.

That Kehar Singh son of Arjun sold his 3/151 share to Arun Kumar son of Jawahar Lal and Manoj Kumar son of Niranjn Das vide sale deed vasika no. 19

dated 01.04.1997. and a mutation sanctioned in his favour vide mutation no. 2502 dated 16.09.1997.

That Smt. Simman daughter of Ram Chander sold her share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 13492 dated 24.12.1996 and a mutation sanctioned in his favour vide mutation no. 2442 dated 21.02.1997.

That Smt. Maya Devi daughter of Ram Chander sold her share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 14212 dated 08.01.1997. and a mutation sanctioned in his favour vide mutation no. 2443 dated 21.02.1997.

That Deshraj son of Attar Singh sold his 4/5 share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 13156 dated 18.12.1996 and a mutation sanctioned in his favour vide mutation no. 2444 dated 21.02.1997.

That Deshraj son of Attar Singh sold his 1/5 share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 13171 dated 08.12.1996 and a mutation sanctioned in his favour vide mutation no. 2445 dated 21.02.1997.

That Smt. Simman & Maya daughters of Ram Chander sold her 1/4 share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 14234 dated 08.01.1997. and a mutation sanctioned in his favour vide mutation no. 2446 dated 21.02.1997.

That Kanwar Singh son of Nand Ram sold his 3/4 share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 14244 dated 08.01.1997 and a mutation sanctioned in his favour vide mutation no. 2447 dated 21.02.1997.

That Mr. Har Lal S/o Arjan sold his 1/2 share to Mr. Balbir Singh S/o Roshan Lal vide sale deed vasika No. 855 dated 17.04.1997 and mutation sanctioned in his favour vide mutation No. 2462 dated 06.05.1997.

That Mr. Har Lal S/o Arjan sold his ½ share to Mrs. Nirmal Khosla wife of Mr. B.D. Khosla vide sale deed vasika No. 8317 dated 10.10.1994 and mutation sanctioned in his favour vide mutation No. 2257 dated 17.11.1995.

That Mr. Har Lal S/o Arjan sold his ½ share to Mr. Dinesh Khosla son of Mr. B.D. Khosla vide sale deed vasika No. 8318 dated 10.10.1994 and mutation sanctioned in his favour vide mutation No. 2256 dated 17.11.1995.

That Balbir Singh son of Roshan Lal sold his 1/2 share to Arun Kumar son of Jawahar Lal vide sale deed vasika no. 7893 dated 24.09.1999. and a mutation sanctioned in his favour vide mutation no. 2678 dated 24.11.1999.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 409/493, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kanwar son of Nand Ram and they were owner in possession of the above said land to their respective shares.

That Kanwar Singh son of Nand Ram sold his ¼ share to Balbir Singh son of Roshan Lal vide sale deed vasika no. 14913 dated 22.01.1997 and a mutation sanctioned in his favour vide mutation no. 2448 dated 21.02.1997.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 186/237, Mustil No. 78 Kila No. 22/2 (4-9), 23/3 (0-18), Mustil No. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chand daughter of Ram Chander they were owner in possession of the above said land to their respective shares.

That Mr. Ram Chander expired on 27.06.1991 and his share inherited to his legal heirs Smt. Dhankaur widow and Mr. Amar Singh, Bhoop Singh sons and Smt.

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Maya Devi, Chandro, Rajwanti, chand daughters of Ram Chander S/o Nihal and a mutation sanctioned in their favour vide mutation No. 1937 dated 13.09.1991.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 187/266, Mustil No. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chandro daughter of Ramchander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 396/478, Mustil No. 81 Kila No. 16/2 (7-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 399/481, Mustil No. 81 Kila No. 15/2/2 (5-9), 17/2 (3-19) 18 (6-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Dinesh Khosla son of B.D. Khosla ½ share and Smt. Niramal Khosla wife of B.D. Khosla and they were owner in possession of the above said land to their respective shares.

That Dinesh Khosla son of B. D. Khosla sold his 1/2 share to Arun Kumar son of Jawahar Lal vide sale deed vasika no. 7862 dated 04.09.1996 and a mutation sanctioned in his favour vide mutation no. 2401 dated 19.09.1996

That Smt. Nirmal wife of B. D. Khosla sold her 1/2 share to Manoj Daang son of Niranjana Das and Vijay Nihalni son of Prabhu Prem Chand vide sale deed vasika no. 7863 dated 04.09.1996 and a mutation sanctioned in his favour vide mutation no. 2402 dated 19.09.1996

That Haryana Government acquired the land by the P.W.D. and a mutation sanctioned in its favour vide mutation no. 2615 dated 22.09.1998.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 458/529, Mustil no. 81 Kila No. 17/3 (0-3), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram 1/2 share and Arun Kumar Arora son of Jawahar Lal Arora 1/2 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 185/236, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Rajwati daughter of Ram Chander son of Nihal they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 1995-96 the Khewat/ Khata No. 188/239, 189/240, 197/248 Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 13 (8-0), 12/2 (6-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Maya daughter of Ramchander and Smt. Simman daughter of Ramchander and Smt. Dhan Kaur widow of Ramchander and Smt. Bhuri wife of Kishan Lal son of Sohan Lal and they were owner in possession of the above said land to their respective shares.

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Jamabandi 2000-01

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 459/530, Mustil No. 81 Kila No. 16/1/1 (0-8), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 468/541, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 226/265, Mustil No. 78 Kila No. 22/2 (4-9), 23/3 (0-18), Mustil No. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chand daughter of Ram Chander they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 227/266, Mustil No. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chandro daughter of Ram Chander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 454/525, Mustil No. 81 Kila No. 16/2/2 (6-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of

Arjun son of Gangaram 135/138 share and Arun Kumar son of Jawahar Lal and Manoj Kumar son of Niranjana Das 3/138 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 457/528, Mustil No. 81 Kila No. 15/2/2/1 (4-18), 17/2 (3-19) 18 (6-2) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar Lal 1/2 share and Manoj Daang son of Niranjana Das 29/40 share and and Nihalni daughter of Prem 1/2 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 458/529, Mustil no. 81 Kila No. 17/3 (0-3), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram 1/2 share and Arun Kumar Arora son of Jawahar Lal Arora 1/2 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 225/264, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Rajwati daughter of Ram Chander son of Nihal they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 228/267, Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 13 (8-0), 12/2 (6-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 230/269, Mustil No. 81 Kila No. 2/3 (0-8), 9/2 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Bhoop Singh son of Ram Chander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2000-01 the Khewat/ Khata No. 231/270, Mustil No. 78 Kila No. 23/2 (4-0), 22/3 (0-8) Mustil No. 81 Kila No. 2/4 (0-8), 9/1 (0-9), 12/1 (0-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Dhan Kaur widow and Bhoop Singh son and Smt. Chandro, Rajwati, Chand, daughters of Ramchander 5/8 share and Balbir Singh son of Roshan Lal 3/8 share and they were owner in possession of the above said land to their respective shares.

Jamabandi 2005-06

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 494/565, Mustil No. 81 Kila No. 16/1/1 (0-8), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar Lal ¾ share and Manoj Kumar son of Niranjana Das ¼ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 503/576, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

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That Balbir Singh son of Roshan Lal sold his $\frac{1}{2}$ share to Jitendar Kumar son of Phool Singh son of Maha Ram vide sale deed vasika no.11768 dated 09.08.2012. and a mutation sanctioned in his favour vide mutation no. 4080 dated 21.08.2012.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 244/284, MustilNo. 78 Kila No. 22/2 (4-9), 23/3 (0-18), MustilNo. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chand daughter of Ramchander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 245/285, MustilNo. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chandro daughter of Ramchander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 489/560, MustilNo. 81 Kila No. 16/2/2 (6-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram 135/138 share and Arun Kumar son of Jawahar Lal and Manoj Kumar son of Niranjana Das 3/138 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 492/563, MustilNo. 81 Kila No. 15/2/2/1 (4-18), 17/2 (3-19) 18 (6-2) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar Lal $\frac{1}{2}$ share and Manoj Daang son of Niranjana Das 20/40 share and Nihalni daughter of Prem $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 493/564, Mustil No. 81 Kila No. 17/3 (0-3), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram $\frac{1}{2}$ share and Arun Kumar Arora son of Jawahar Lal Arora $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 243/283, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Rajwati daughter of Ramchander son of Nihal they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 246/286, Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 13 (8-0), 12/2 (6-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

That Balbir Singh son of Roshan Lal sold his $\frac{1}{4}$ share to Hansraj, Ashok sons of Balram Singh $\frac{1}{2}$ share and Ramesh Chander son of Amar Singh $\frac{1}{2}$ share vide sale deed vasika no. 26861 dated 22.03.2010. and a mutation sanctioned in his favour vide mutation no. 3733 dated 17.04.2010.

That Hansraj son of Balram Singh sold his share 5/320 share and Smt. Preeti wife of Dhanesh Kumar son of Lal Chand vide sale deed vasika no. 6257 dated 05.06.2013 and a mutation sanctioned in his favour vide mutation no. 4262 dated 01.07.2013.

That Ramesh Chander son of Amar Singh sold his 75/2880 share to Smt. Lalita Sharma wife of Krishan Kumar Sharma 45/2880 share and Smt. Lilawati wife of Narendar vide sale deed vasika no. 5879 dated 02.06.2010 and a mutation sanctioned in his favour vide mutation no. 3747 dated 24.07.2010.

That Ramesh Chander son of Amar Singh sold his 2/320 share to Smt. Bini Karan wife of Prakash Kumar vide sale deed vasika no. 8516 dated 25.06.2010 and a mutation sanctioned in his favour vide mutation no. 3763 dated 12.08.2010.

That Ramesh Chander son of Amar Singh sold his 30/2880 share to Rakesh Kumar son of Jagdish Chander vide sale deed vasika no. 10679 dated 19.07.2010 and a mutation sanctioned in his favour vide mutation no. 3762 dated 12.08.2010.

That Ramesh Chander son of Amar Singh sold his 30/2880 share to Ramesh Kumar son of Somdatt vide sale deed vasika no. 10683 dated 19.07.2010 and a mutation sanctioned in his favour vide mutation no. 3761 dated 12.08.2010.

That Ramesh Chander son of Amar Singh sold his 30/2880 share to Manoj Kumar son of Shyam Sundar Sharma vide sale deed vasika no. 24885 dated 06.12.2010 and a mutation sanctioned in his favour vide mutation no. 3831 dated 21.01.2011.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 248/288, Mustil No. 81 Kila No. 2/3 (0-8), 9/2 (3-3), situated within the revenue estate of

Village Harsaru Tehsil Harsaru District Gurugram was in the name of Bhoop Singh son of Ram Chander and they were owner in possession of the above said land to their respective shares.

That Bhoop Singh son of Ram Chander sold his share to Smt. Saroj Gupta wife of Harvinder Gupta vide sale deed vasika no. 2243 dated 30.04.2012. and a mutation sanctioned in his favour vide mutation no. 4029 dated 12.05.2012.

That Bhoop Singh son of Ram Chander sold his share to Virender yadav and Surender Yadav sons of Dharampal ½ share and Jitender yadav S/o Phool Singh ½ share vide sale deed vasika no. 11673 dated 08.08.2012 and a mutation sanctioned in their favour vide mutation no. 4078 dated 24.08.2012.

That Smt. Saroj Gupta wife of Harvinder Gupta sold her share to Virender Yadav, Surender Yadav sons of Dharampal son of Maha Ram ½ share Jitender Yadav son of Phool Singh ½ share vide sale deed vasika no. 11671 dated 08.08.2012. and a mutation sanctioned in his favour vide mutation no. 4081 dated 24.08.2012.

That in the Jamabandi for the year 2005-06 the Khewat/ Khata No. 249/289, Mustil No. 78 Kila No. 23/2 (4-0), 22/3 (0-8) Mustil No. 81 Kila No. 2/4 (0-8), 9/1 (0-9), 12/1 (0-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Dhan Kaur widow and Bhoop Singh son and Smt. Chandro, Rajwati, Chand, daughters of Ramchander 5/8 share and Balbir Singh son of RoshanLal 3/8 share and they were owner in possession of the above said land to their respective shares.

That Smt. Dhan Kaur widow of Ram Chander expired on 18.07.1999. and her share inherited to her legal heirs i.e. Amar Singh, Bhoop Singh, sons and Smt. Maya Devi, Chandro, Rajwati, Chand, Simmal Devi, daughters of Dhan Kaur widow

of Ram Chander and a mutation sanctioned in their favour vide mutation no. 4063 dated 28.07.2012.

That Bhoop Singh son of Ram Chander sold his 1/56 share to Virender Yadav – Surender Yadav sons of Dharampal ½ share and Jitender Yadav S/o Phool Singh ½ share vide sale deed vasika No. 11874 dated 13.08.2012 and a mutation sanctioned in their favour vide mutation no. 4087 dated 24.08.2012.

That Maya Devi and Simmal Devi@ Shila Devi daughters of Smt. Dhan Kaur sold her share to Baljeet Singh son of Kalu Ram vide sale deed vasika no. 10427 dated 25.07.2012. and a mutation sanctioned in his favour vide mutation no. 4070 dated 08.08.2012.

That Baljeet Singh son of Kalu Ram sold his share to Mr. Surender Yadav & Virender Yadav ½ share and Jitender Yadav S/o Phool Singh ½ share vide sale deed vasika no. 11118 dated 01.08.2012 and a mutation sanctioned in his favour vide mutation no. 4082 dated 24.08.2012.

That Mr. Amar Singh S/o Mr. Ram Chander expired on 20.08.1994 and his share inherited by his legal heirs Mahender, Rakesh sons and Smt. Renu, Manju daughters and Smt. Santosh widow of Amar Singh and a mutation sanctioned in their favour vide mutation no. 2090 dated 25.10.1994, thereafter a rectification (Shehat Intkal) was mutation was recorded in the revenue record vide mutation No. 2228 dated 21.08.1995, thereafter a Virasat Mutation was also recorded in the revenue records vide mutation No. 4089 dated 05.09.2012.

Jamabandi 2010-11

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 616/671, Mustil No. 81 Kila No. 16/1/1 (0-8), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar

Lal $\frac{3}{4}$ share and Manoj Kumar son of Niranjana Das $\frac{1}{4}$ share and they were owner in possession of the above said land to their respective shares.

That Arun Kumar son of Jawahar Lal $\frac{1}{2}$ share and Manoj Kumar son of Niranjana Das and Vijay Nihalni son of Prabhu Prem Chander $\frac{1}{2}$ sold their share to Dharmpal Singh son of Maha Ram $\frac{1}{4}$ share and Surendar Yadav son of Dharmpal Singh son of Maha Ram $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{4}$ share and vasika no. 15454 dated 24.09.2012 and a mutation sanctioned in his favour vide mutation no. 4108 dated 25.09.2012.

That Arun Kumar son of Jawahar Lal $\frac{1}{2}$ share and Manoj Kumar son of Niranjana Das and Vijay Nihalni son of Prabhu Prem Chander $\frac{1}{2}$ sold their share to Dharmpal Singh son of Maha Ram $\frac{1}{4}$ share and Surendar Yadav son of Dharmpal Singh son of Maha Ram $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{4}$ share and vasika no. 15455 dated 24.09.2012 and a mutation sanctioned in his favour vide mutation no. 4109 dated 25.09.2012.

That in the Jamabandi for the year 2010-11 the Khewat/Khata No. 629/686, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

That Balbir Singh son of Roshan Lal sold his $\frac{1}{2}$ share to Dharmpal Singh son of Maha Ram vide sale deed vasika no. 11773 dated 09.08.2012. and a mutation sanctioned in his favour vide mutation no. 4079 dated 24.08.2012.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 302/334, Mustil No. 78 Kila No. 22/2 (4-9), 23/3 (0-18), Mustil No. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District

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Gurugram was in the name of Smt. Chand daughter of Ram Chander and they were owner in possession of the above said land to their respective shares.

That Smt. Chand daughter of Ram Chander sold his 1/7 share to Sarita Yadav wife of Vikash Yadav 1440/2155 share and Surendar Yadav son of Dharmपाल 715/2155 share and vide sale deed vasika no. 10200 dated 23.07.2012 and a mutation sanctioned in his favour vide mutation no. 4067 dated 24.08.2012.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 303/335, Mustil No. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chandro daughter of Ram Chander and they were owner in possession of the above said land to their respective shares.

That Smt. Chandro daughter of Ram Chander sold his share to Lavleen Tyagi son of Satish Tyagi vide sale deed vasika no. 8555 dated 04.07.2012 and a mutation sanctioned in his favour vide mutation no. 4062 dated 20.07.2012.

That Lavleen Tyagi son of Satish Tyagi sold his share to Virender Yadav 594/2037 share and Surendar Yadav 252/2037 share and Jitender Yadav son of Phool Singh son of Maha Ram 1191/2037 share vide sale deed vasika no. 10199 dated 23.07.2012. and a mutation sanctioned in his favour vide mutation no. 4069 dated 24.08.2012.

That Smt. Chandro daughter of Ram Chander sold her 1/56 share to Mr. Virender Yadav & Surender Yadav (1/112 share) and Jitender Yadav S/o Phool Singh (1/112 share) vide sale deed vasika no. 13208 dated 29.08.2012 and a mutation sanctioned in his favour vide mutation no. 4093 dated 12.09.2012.

That Mr. Mukesh Kumar S/o Balbir Singh sold his share to Mr. Virender Yadav & Surender Yadav (1/7 share) and Jitender Yadav S/o Phool Singh (1/7 share) vide

sale deed vasika no. 13558 dated 05.09.2012 and a mutation sanctioned in his favour vide mutation no. 4095 dated 12.09.2012.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 611/666, Mustil No. 81 Kila No. 16/2/2 (6-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram 45/46 share and Arun Kumar son of Jawahar Lal 1/92 and Manoj Kumar son of Niranjn Das 1/92 share and they were owner in possession of the above said land to their respective shares.

That Manoj Kumar son of Niranjn Das sold his 1/4 share to Arun Kumar son of Jawahar Lal vide sale deed vasika no. 15412 dated 24.09.2012 and a mutation sanctioned in his favour vide mutation no. 4107 dated 25.09.2012.

That Arun Kumar son of Jawahar Lal sold his share to Surendar Yadav son of Dharmpal Singh and Jitendar Yadav son of Phool Singh vide sale deed vasika no. 15879 dated 28.09.2012. and a mutation sanctioned in his favour vide mutation no. 4120 dated 11.10.2012.

That Arun Kumar son of Jawahar Lal sold his share to Surendar Yadav son of Dharmpal Singh and Jitendar Yadav son of Phool Singh vide sale deed vasika no. 15876 dated 28.09.2012. and a mutation sanctioned in his favour vide mutation no. 4121 dated 11.10.2012.

That Kehar Singh son of Arjun sold his 1/2 share to M/s Block Boe Block Builders Pvt. Ltd. vide sale deed vasika no. 16517 dated 09.10.2012. and a mutation sanctioned in his favour vide mutation no. 4130 dated 11.10.2012.

That Kehar Singh son of Arjun sold his share to M/s Sangam Building Solutions Pvt. Ltd. vide sale deed vasika no. 16515 dated 09.10.2012. and a mutation sanctioned in his favour vide mutation no. 4129 dated 10.10.2012.

That Taksheem was conducted by mutual consent in between Surendar Kumar son of Dharmpal Singh and Jitendar Kumar son of Phool Singh 1/2 share and M/s Sangam Building Pvt. Ltd. 1/4 share and M/s Block by Block Builders Pvt. Ltd. 1/4 share and a mutation sanctioned in his favour vide mutation no.4168 dated 29.12.2012.

That Taksheem was conducted by mutual consent in between Surendar Kumar son of Dharmpal Singh and Jitendar Kumar son of Phool Singh 3/188 share and M/s Sangam Building Pvt. Ltd. 135/276 share and M/s Block by Block Builders Pvt. Ltd. 135/276 share and a mutation sanctioned in his favour vide mutation no.4169 dated 29.12.2012.

That M/s Block Ward Block Builders Pvt. Ltd. Gift his share to Nagar Nigam / Gram Panchayat Harsaru, Gurugram vide Gift deed vasika no. 10895 dated 06.08.2013. and a mutation sanctioned in his favour vide mutation no. 4279 dated 23.08.2013.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 614/669, Mustil No. 81 Kila No. 15/2/2/1 (4-18), 17/2 (3-19) 18 (6-2) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Arun Kumar son of Jawahar Lal 1/2 share and Manoj Daang son of Niranjana Das 1/4 share and and Vijay Nihalni daughter of Prabhu Prem Chand 1/4 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 615/670, Mustil No. 81 Kila No. 17/3 (0-3), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Kehar Singh son of Arjun son of Gangaram 1/2 share and Arun Kumar Arora son of Jawahar Lal Arora 1/2 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 301/333, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Rajwati daughter of Ram Chander son of Nihal they were owner in possession of the above said land to their respective shares.

That Smt. Rajwati daughter of Ram Chander sold her share to Virendar Yadav 65/223 share and Surendar Yadav 28/223 share sons of Dharmpal son of Maha Ram and Jitendar Yadav son of Phool Singh son of Maha Ram 130/223 share vide sale deed vasika no. 10449 dated 25.07.2012. and a mutation sanctioned in his favour vide mutation no. 4068 dated 24.08.2012.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 304/336, Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 13 (8-0), 12/2 (6-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Balbir Singh son of Roshan Lal and they were owner in possession of the above said land to their respective shares.

That Balbir Singh son Shree Bhagwan expired on 31.07.2012. and his share inherited to his legal heirs i.e. Hari Singh, Man Singh, Mangeram sons of Balbir Singh and Registered Will 892 dated 22.12.2008 and a mutation sanctioned in his favour vide mutation no. 4127 dated 10.11.2012.

That Ramesh Chander son of Amar Singh sold his 30/2880 share to Smt. Sunita Vats wife of Bhoo Dev Vats vide sale deed vasika no. 32553 dated 21.02.2011. and a mutation sanctioned in his favour vide mutation no. 3900 dated 04.08.2011.

That Hansraj son of Balram Singh sold his 60/2880 share to Smt. Rachna Bedi wife of Kranti Kumar Verma 30/2880 share and Raj Rani wife of Anil Kumar Verma

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30/2880 share vide sale deed vasika no. 17885 dated 20.09.2011. and a mutation sanctioned in his favour vide mutation no. 3935 dated 01.02.2012.

That Ashok Kumar son of Balram Singh sold his 89/2880 share to Ram Gopal Madan son of Bhoop Singh 60/2880 share and Bhim Singh son of Jagmal Singh 29/2880 share vide sale deed vasika no. 21507 dated 21.10.2011. and a mutation sanctioned in his favour vide mutation no. 3971 dated 01.02.2012.

That Ramesh Chander son of Amar Singh sold his 67/2880 share to Yogesh Sharma son of Mehandar Kumar vide sale deed vasika no. 4595 dated 20.05.2010 and a mutation sanctioned in his favour vide mutation no. 3748 dated 24.07.2010.

That Yogesh Sharma son of Mehandar Kumar sold his 67/2880 share to Smt. Reena wife of Purusottam Lal vide sale deed vasika no. 6075 dated 04.06.2013. and a mutation sanctioned in his favour vide mutation no. 4584 dated 24.11.2015.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 307/339, Mustil No. 81 Kila No. 2/3 (0-8), 9/2 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Bhoop Singh son of Ram Chander and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2010-11 the Khewat/ Khata No. 309/341, Mustil No. 78 Kila No. 23/2 (4-0), 22/3 (0-8) Mustil No. 81 Kila No. 2/4 (0-8), 9/1 (0-9), 12/1 (0-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Dhan Kaur widow and Bhoop Singh son and Smt. Chandro, Rajwati, Chand, daughters of Ram Chander 5/8 share and Balbir Singh son of Roshan Lal 3/8 share and they were owner in possession of the above said land to their respective shares.

Jamabandi 2015-16

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 703/749, Mustil No. 81 Kila No. 16/1/1 (0-8), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav son of Dharmpal Singh son of Maha Ram $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh son of Maha Ram $\frac{1}{4}$ share and Dharmpal Singh son of Maha Ram $\frac{1}{4}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/Khata No. 719/767, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Dharmpal Singh son of Maha Ram $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 352/376, Mustil No. 78 Kila No. 22/2 (4-9), 23/3 (0-18), Mustil No. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Sarita Yadav wife of Vikas Yadav 288/431 share Surendar Yadav son of Dhampal son of Maha Ram 143/431 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 353/377, Mustil No. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Virendar Yadav son of Dharmpal 198/679 share and Surendar Yadav son of Dharmpal 12/97 share and Jitendar Yadav son of Phool Singh 397/679 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 695/741, Mustil No. 81 Kila No. 16/2/2/2 (0-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav son of Dharmpal ½ share and Jitendar Yadav son of Phool Singh ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 700/746, Mustil No. 81 Kila No. 15/2/2/1 (4-18), 17/2 (3-19) 18 (6-2) situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Dharmpal Singh son of Maha Ram ¼ share and Surendar Yadav son of Dharmpal Singh ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 701/747, Mustil No. 81 Kila No. 17/3/1 (0-1), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Kumar son of Dharmpal Singh ½ share and Jitendar Yadav son of Phool Singh ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 351/375, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Virendar Yadav son of Dharmpal 65/223 share and Surendar Yadav son of Dharmpal 28/223 share and Jitendar Yadav son of Phool Singh 130/223 share and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 354/378, Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 13 (8-0), 12/2 (6-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Dharmpal Singh son of Maha Ram $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 358/382, Mustil No. 81 Kila No. 2/3 (0-8), 9/2 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Virendar Yadav, Surendar Yadav sons of Dharmpal son of Maha Ram $\frac{1}{2}$ share Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 360/384, Mustil No. 78 Kila No. 23/2 (4-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chand daughter of Dhan Kaur son of Ram Chander $\frac{1}{56}$ share and Sarita Yadav wife of Vikash Yadav $\frac{36}{431}$ share and Surendar Yadav son of Dharmpal $\frac{143}{3448}$ share and Dharmpal Singh son of Maha Ram $\frac{3}{16}$ share and Jitendar Yadav son of Phool Singh $\frac{3}{16}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{56}$ share and Surendar Yadav, Virendar Yadav sons of Dharmpal $\frac{5}{56}$ share and Virendar, Surendar Yadav sons of Dharmpal son of Maha Ram $\frac{17}{112}$ share and Jitendar Yadav son of Phool Singh $\frac{25}{112}$ share and they were owner in possession of the above said land to their respective shares.

That Vidya Devi widow of Dharmpal Singh and Smt. Sarita Yadav, Geeta Yadav, daughters of Dharmpal son of Maha Ram transfer their share to Virendar Singh, Surendar Singh Yadav, sons of Dharmpal son of Maha Ram vide vasika no. 1363

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dated 25.06.2021 and a mutation sanctioned in their favour vide mutation no. 5191 dated 07.07.2021.

That Dharmpal Singh son of Maha Ram expired on 26.04.2021 and his $\frac{1}{2}$ share inherited to his legal heirs i.e. Virendar Singh, Surendar Yadav sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharmpal and a mutation sanctioned in their favour vide mutation no. 5187 dated 15.06.2021.

That in the Jamabandi for the year 2015-16 the Khewat/ Khata No. 361/385, Mustil No. 78 Kila No. 22/3 (0-8) Mustil No. 81 Kila No. 2/4 (0-8), 9/1 (0-9), 12/1 (0-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Chand daughter of Dhan Kaur son of Ram Chander 1/56 share and Sarita Yadav wife of Vikash Yadav 36/431 share and Surendar Yadav son of Dharmpal 143/3448 share and Virendar Yadav son of Dharmpal Singh son of Maha Ram 99/2716 share and Surendar Yadav son of Dharmpal 3/194 share and Dharmpal Singh son of Maha Ram 3/16 share and Jitendar Yadav son of Phool Singh 3/16 share and Jitendar Yadav son of Phool Singh 1/56 share Surendar Yadav, Virendar Yadav sons of Dharmpal 3/112 share and Virendar Yadav, Surendar Yadav sons of Dharmpal 17/112 share and Jitendar Yadav son of Phool Singh 635/2716 share and they were owner in possession of the above said land to their respective shares.

Jamabandi 2020-21

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 362/387, Mustil No. 78 Kila No. 18/2 (4-12), 23/1/1 (1-15), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav, Virendar Yadav sons of Dharmpal $\frac{1}{2}$ share and Jitendar Yadav son of Fool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 357/382, Mustil No. 78 Kila No. 19 (8-0), 22/1 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav 28/223 share son of Dharmpal and Virendar Yadav 65/223 share son of Dharmpal and Jitendar Yadav son of Fool Singh 130/223 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 358/383, Mustil No. 78 Kila No. 22/2 (4-9), 23/3 (0-18), Mustil No. 81 Kila No. 2/1 (4-0), 3/1 (1-16), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Smt. Sarita Yadav wife of Vikash Yadav 288/431 share and Surendar Yadav son Dharmpal 143/431 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 359/384, Mustil No. 81 Kila No. 3/2 (6-4), 8/1 (4-18), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav son of Dharmpal 12/97 share and Virendar Yadav son of Dharmpal 198/679 share and Jitendar Yadav son of Phool Singh 397/679 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 360/385, Mustil No. 81 Kila No. 1 (8-0), 2/2 (3-3), 8/2 (3-2), 9/3 (4-9), 12/2 (6-11), 13 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Jitendar Yadav son of Phool Singh ½ share and Virendar Singh, Surendar Singh, sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharmpal son of Maha Ram ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 755/803, Mustil No. 78 Kila No. 21 (8-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and Virendar Singh, Surendar Singh sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharmpal son of Maha Ram $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 742/788, Mustil No. 81 Kila No. 17/3/1 (0-1), 17/4 (0-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Singh son of Dhampal $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 744/790, Mustil No. 81 Kila No. 16/1/1 (0-8), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav son of Dharmpal $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{4}$ share and Virendar Singh, Surendar Yadav sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharmpal $\frac{1}{4}$ share they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 354/389, Mustil No. 81 Kila No. 2/3 (0-8), 9/2 (3-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Virendar Singh, Surendar Singh, sons of Dharmpal $\frac{1}{2}$ share and Jitendar Yadav son of Phool Singh $\frac{1}{2}$ share and they were owner in possession of the above said land to their respective shares.

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That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 366/391, Mustil No. 78 Kila No. 23/2 (4-0), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Chand daughter of Dhan Kaur son of Ram Chander 1/56 share and Sarita Yadav wife of Vikash Yadav 36/431 share and Surendar Yadav son of Dharmpal 36307/482720 share and Jitendar Yadav son of Phool Singh 3/7 share and Virendar Yadav son of Dharmpal 177/1120 share and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dhampal 9/80 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 367/392, Mustil No. 78 Kila No. 22/3 (0-8), Mustil No. 81 Kila No. 2/4 (0-8), 9/1 (0-8), 12/1 (0-11), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Chand daughter of Dhan Kaur son of Ram Chander 1/56 share and Sarita Yadav wife of Vikash Yadav 36/431 share and Virendar Singh, Surendar Yadav sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharmpal 3/16 share and Surendar Yadav son of Dharmpal 143/3448 share and Virendar Yadav son of Dharmpal 99/2716 share and Surendar Yadav son of Dhampal 3/194 share and Jitendar Yadav son of Phool Singh 3/16 share and Jitendar Yadav son of Phool Singh 1/56 share and Surendar Yadav, Virendar Yadav, sons of Dharmpal 3/112 share and Virendar Yadav son of Surendar Yadav 17/112 share and Jitendar Yadav son of Phool Singh 635/2716 share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 736/782, Mustil No. 81 Kila No. 16/2/2/2 (0-3), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surendar Yadav son of

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Dharpal ½ share and Jitendar Yadav son of Phool Singh ½ share and they were owner in possession of the above said land to their respective shares.

That in the Jamabandi for the year 2020-21 the Khewat/ Khata No. 741/787, Mustil No. 81 Kila No. 15/2/2/1 (4-18), 17/2 (3-19), 18 (6-2), situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram was in the name of Surender Yadav son of Dharpal 1/2 and Jitendar Yadav son of Phool Singh ¼ share and Virender Singh, Surender Yadav sons and Sarita Yadav, Geeta Yadav daughters and Smt. Vidya Devi widow of Dharpal son of Maha Ram ¼ share and they were owner in possession of the above said land to their respective shares.

Thereafter, Dharpal son of Mahasingh and Mr. Virender–Surender sons of Dharpal, Jitender Yadav son of Phool Singh entered into collaboration with Roots Developers Pvt. Ltd vide Collaboration vasika No. 15765 dated 27.09.2012, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Mr. Virender–Surender sons of Dharpal, Jitender Yadav son of Phool Singh, entered into collaboration with Roots Developers Pvt. Ltd vide Collaboration vasika No. 19309 dated 15.11.2012, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Dharpal son of Mahasingh and Mr. Virender–Surender sons of Dharpal, Jitender Yadav son of Phool Singh entered into supplementary collaboration with Roots Developers Pvt. Ltd vide Collaboration vasika No. 9402 dated 07.07.2013, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Mr. Virender–Surender sons of Dharpal, Jitender Yadav son of Phool Singh and Sarita Yadav W/o Vikas Yadav entered into supplementary

collaboration with Roots Developers Pvt. Ltd vide Collaboration vasika No. 10844 dated 02.12.2022, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Dharampal son of Mahasingh and Mr. Virender–Surender sons of Dharampal, Jitender Yadav son of Phool Singh execute a General Power of Attorney in favour of Roots Developers Pvt. Ltd vide GPA vasika No. 658 dated 27.09.2012, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Mr. Virender–Surender sons of Dharampal, Jitender Yadav son of Phool Singh execute a General Power of Attorney in favour of Roots Developers Pvt. Ltd. vide GPA vasika No. 811 dated 15.11.2012, registered in the office of Sub – Registrar Gurugram, Haryana.

Thereafter, Mr. Virender–Surender sons of Dharampal, Jitender Yadav son of Phool Singh and Sarita W/o Vikas Yadav execute a addendum of General Power of Attorney in favour of Roots Developers Pvt. Ltd. vide GPA vasika No. 104 dated 0.12.2022, registered in the office of Sub – Registrar Gurugram, Haryana.

That the Letter of Intent vide Memo No. LC-2765-B/JE(SJ)2022/31851 dated 19.10.2022 is obtained by Mr. Virender – Surender sons of Dharampal, Jitender Yadav son of Phool Singh, Smt. Sarita W/o Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.

That License No. 57 of 2023 of License bearing Memo No. LC-2765B/JE(SJ)/2023/8424 dated 22.03.2023 is obtained by Mr. Virender – Surender sons of Dharampal, Jitender Yadav son of Phool Singh, Smt. Sarita W/o Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.

That the Approval of Layout cum Demarcation bearing Memo No. ZP-1847/PA(DK)/2023/34122 dated 12.10.2023 is obtained by Mr. Virender – Surender sons of Dharampal, Jitender Yadav son of Phool Singh, Smt. Sarita W/o Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.

That the Approval of Service Plan/Estimate vide Endst. No. LC-2765B/ Asstt (RK)/2023/30420 is obtained by Mr. Virender – Surender sons of Dharampal, Jitender

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Yadav son of Phool Singh, Smt. Sarita W/o Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.

That the NOC from DHBVN memo no. CH.18 /Drg-PLC dated 18.05.2023 is obtained by M/s Roots Developers Pvt. Ltd.

That the Assurance from HSVP for Sewerage Connection should be obtained by the Bank at the time of disbursement of loan.

That the Assurance from HSVP for fresh should be obtained by the Bank at the time of disbursement of loan.

That the Clarification letter by Concerned Divisional Forest Officer Vide memo no.2227-g dated 26.12.2013 is obtained by Jitender yadav S/o Phool Singh Yadav.

That the NOC Wild Life Department vide Sr. No. 840 dated 14.06.2024 is obtained by Mr. Jitender Yadav.

That the NOC from DC Gurugram for Aravali NOC bearing Sr. No. 23 /MB dated 13.03.2023 is obtained by Jitender Yadav.

That the Letter from Tehsildar Harsaru, Gurugram vide 2338/Reader dated 15.11.2022 is obtained by Jitender Yadav etc.

That the HARERA registration no RC/REP/HARERA/GGM/770/502/2023/114 dated 11.12.2023 is obtained by Mr. Virender – Surrender sons of Dharampal, Jitender Yadav son of Phool Singh, Smt. Sarita W/o Vikas Yadav in collaboration with Roots Developers Pvt. Ltd.

As the project is developed under DDJAY scheme, so as per the conditions of the scheme 10% of the project area is to be mortgaged/ Bank Guarantee with the government of Haryana, is to be taken from the Developer.

That the developer developing the said project on the land comprising in Khewat/ Khata No. 362/387, Mustil No. 78 Kila No. 18/2 (4-12), 23/1/1 (1-15), Khewat/Khata No. 357/382 Mustil no. 78 Kila No. 19 (8-0) 22/1 (3-3) Khewat/ Khata No. 358/383, Mustil No. 78 Kila No.22/2 (4-9), 23/3 (0-18) Mustil no. 81 Kila no. 2/1 (4-0) 3/1 (1-16) Khewat/ Khata No. 359/384, Musti No. 81 Kila No, 3/2 (6-4) 8/1 (4-18), Khewat/Khata no. 360/385 Musti No. 81 Kila No, 1 (8-0) 2/2 (3-3) 8/2 (3-2) 9/3 (4-9) 12/2 (6-11) 13

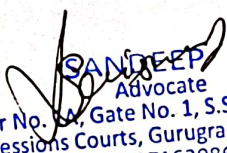
(8-0) Khewat/Khata no. 755/803 Mustil No. 78 Kila No.21 (8-0) Khewat/Khata no. 742/788 Mustil no. 81 Kila no. 17/3/1 (0-1) 17/4 (0-2) Khewat/Khata no.744/790 Mustil no. 81 Kila no. 16/1/1 (0-8) Khewat/Khata no. 354/389 Mustil no. 2/3 (0-8) 9/2 (3-3) Khewat/Khata no. 366/391 Mustil no. 78 Kila no. 23/2 (4-0) Khewat/Khata no. 367/392 Mustil no. 78 Kila no. 22/3 (0-8) Mustil no. 81 Kila no. 2/4 (0-8) 9/1 (0-8) 12/1 (0-11) Khewat/Khata no. 736/782 Mustil no. 81 16/2/2/2 (0-3) Khewat/Khata no. 741/787 Mustil no. 81 Kila no. 15/2/2/1 (4-18) 17/2 (3-19) 18 (6-2) Kita 29 admeasuring 99 Kanal 11.5 Marla in which total licensed land is 12.447 acres situated within the revenue estate of Village Harsaru Tehsil Harsaru District Gurugram.

That the title of the developer is clear and marketable.

That there is no interest of minor involved in the said property whatsoever. That there is no defect in chain of title and the chain of title is clear and complete in all respects. That the owner has a clear legal and valid marketable title.

SCHEDULE OF THE PROPERTY

Dwelling unit area in the residential plotted Colony "Roots Courtyard 2" as per the allotment letter/Buyer agreement Project Area is 12.447 Acres, Sector-95A, within the revenue estate of Village Harsaru, Tehsil Harsaru, District- Gurugram, Haryana.

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