



LAND DUE DILIGENCE SUMMARY REPORT

Size	36 Bigha -15 Biswa-10 Biswansi
Location	
Village	
Tehsil	
District	Delhi
State	New Delhi

TABLE OF CONTENTS

- 1.** PROPERTY SUMMARY
 - 2.** LAND DUE DILIGENCE REPORT
 - 3.** PLOT-WISE LAND DETAILS
 - 4.** PROPERTY MAP
 - 5.** KHATA KHATONI
 - 6.** END SUMMARY
- 

Primary Ownership & Succession

This property, located in Village _____ is primarily categorized as Bhumidhari land, representing full ownership rights. The land title has been recently updated to reflect the inheritance of Shri _____ for the majority of the plots, including Khasra Nos. 186, 189, 1048, 1947/185, and 1948/185, as per a mutation order dated December 22, 2025. While most of these parcels remain intact, a legal partition (Takseem) in 2002 subdivided Khasra Nos. 187 and _____ retains the larger "min" portions (2-2 and 3-6 Bighas, _____ holds the remaining smaller shares (0-5 and 1-10 Bighas) acquired via a 2010 Gift Deed.

A critical administrative note in the records for the joint account (Khata 414) mentions an active Stay Order (Suit No. 193/03) concerning Khasra No. 157. Although this stay is specific to a different plot, its presence in the shared Khata is a significant legal detail that may impact the ease of future transactions for the other linked parcels. Additionally, as the land is situated in the Bhati area, it may be subject to specific environmental or ridge-management regulations typical of this region of Delhi.

The land within the layout is primarily associated with the Bagrodia family.

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Khasra No. 1948/185: The individual area for this plot is **3 Bighas – 7 Biswas**.

Khasra No. 1947/185: The individual area for this plot is **3 Bighas – 11 Biswas**.

Ownership Summary for these specific numbers: These plots are part of **Khata No. 150**. Following the death of the original landholder, Nand Kishore Bagrodia, these specific areas were transferred to his son, **Raghav Bagrodia**, via inheritance (Virasat) as per the order dated **December 22, 2025** (Case No. 15/2025).

Property Area & Division Summary

Khasra No.	Total Area (Bigha-Biswa)	Nand Kishore / Raghav Bagrodia Portion
1948/185	3-7	3-7 (Full)
1947/185	3-11	3-11 (Full)
186	2-3	2-3 (Full)

Land Division (Takshim) Summary

As per the records, the original areas were divided between the holdings of Nand Kishore Bagrodia (now Raghav Bagrodia via inheritance) and The Shyama Foundation:

Khasra No.	Original Total Area	Nand Kishore's Portion	The Shyama Foundation Portion
187	2 - 7	2 - 2 (min)	0 - 5
188	4 - 16	3 - 6 (min)	1 - 10
189	1 - 14	1 - 14 (Full)	<i>No portion recorded</i>

Specific Ownership Details

Total Holdings Reference

The document notes that the complete details and history of these divisions, specifically regarding the "Takshim Khewat" (Division of Holding), are further detailed under the entries for Khata No. 150.

Land Parcel Details

Khasra No.	Area (Bigha-Biswa)	Legal Status/Remarks
186	2-3	
187	2-2	
188	3-6	
189	1-14	

1046	10-4
1047	9-02
1048	16-11
1947/185	3-11
1948/185	3-7

Legal Encumbrances & Risks

A. The Stay Order (Suit No. 193/03)

- **Subject:** There is an explicit mention of a Stay Order regarding Suit No. 193/03.
- **Specific Plot:** The stay is specifically noted against Khasra No. 157.
- **Impact on Layout:** While Khasra 157 is not a primary plot in your layout, the note appears in the remarks for Khata No. 414. This Khata contains layout plots such as 187 and 1047. Legally, a stay on one part of a Khata can sometimes delay the "Mutation of Names" or "Sale Permissions" for other plots within that same account until the suit is resolved.

B. Partition (Takseem)

- A formal partition (Takseem Khewat) was recorded on July 5, 2002.
- This indicates that while the land was once a large joint holding, it has been legally subdivided among the co-sharers.

C. Financial Liabilities

- **Loans:** No bank charges, mortgages, or liens are recorded in the provided Khatauni pages.
- **Government Dues:** Standard Land Revenue (Mal) is payable, ranging from ₹0.53 to ₹5.03 depending on the specific plot area.

Summary Conclusion

The land is legally categorized as Bhumidhari (ownership rights). The title has been recently updated (2025) to reflect the current heir, Raghav Bagrodia.

Legal Advisory Note: The presence of the 2003 Stay Order in the official remarks for the Khata containing plots 187 and 1047 is the only significant legal "red flag". It is recommended to obtain a "Non-Encumbrance Certificate" (NEC) for these specific numbers to ensure the 2003 litigation does not restrict the development of the proposed farm layout.

Khasra No. 1046 Min:

Ownership Summary

- **Current Owner:**
- **Trustee:**
- **Acquisition:**

Land Area Summary

- **Original Plot:** Originally a large parcel of 10 Bighas - 04 Biswas.

- **Partitioned Plot (1046 min):** Following a legal partition (Takseem) in July 2002, a specific portion of **4 Bighas - 6 Biswas - 10 Biswansis** was created .
- **Layout Status:** The layout plan identifies this specific partitioned portion as the site for development.

Legal Status

- **Rights:** Held under **Bhumidhari** (ownership) rights.
- **Encumbrances:** While the parent account (Khata 414) mentions a 2003 stay order for a different plot (Khasra 157), there are **no specific legal disputes or bank loans** listed against Khasra 1046 itself in the provided records.
- **Mutation:** The records are updated, showing a clear chain of title from the original owners (Bagrodia family) to the Foundation.

Major Risk: The Active Stay Order

The most critical risk identified is a specific legal notation on **Khata No. 414** (which includes layout plots like **187** and **1047**):

- **Entry:**
- **Implication:** While the stay is specifically for Khasra No. 157, it is recorded in the remarks for the entire joint account (Khata). In Delhi revenue law, a stay order on one portion of a joint holding can sometimes freeze mutations or sales for the entire Khata until the court case is resolved. You must verify if this suit is still active in court.

2. Potential Complications: Joint Holdings and Partitions

The documents show a history of complex partitions (sub-divisions):

- **Partition Order:** A "Takseem Khewat" (Partition) was ordered on **July 5, 2002** (Order No. 434)
- **Risk:** If any co-sharer from the 2002 partition did not receive their full physical possession or if the partition was challenged, it could lead to future boundary disputes. The "min" (portion) status of several plots (like **1046 min**) confirms that these are fragments of larger original plots.

3. Verification Needed: Succession (Mutation)

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4. Regulatory Risk

- **Location:** The layout is for **Village Bhati Mines**.
- **Risk:** Large sections of Bhati Mines have historically been subject to **Supreme Court environmental restrictions** or Forest Department claims. You must verify that these specific Khasra numbers are not part of the "Ridge Management Area" or "Morphological Ridge," where construction and commercial farming are strictly prohibited by the Delhi Government.

Summary Table: Risk Level

Feature	Status	Risk Level
Title Clarity		Low
Financial Liens		Low
Legal Disputes		Moderate
Location Use		Moderate/High

DISCLAIMER

This property title verification, ownership chain analysis, loan sheet, and all related summaries have been prepared solely on the basis of publicly available online revenue records, including data accessed through portals such as Apna Khata, BhuNaksha, and the Jamabandi copies provided by the client.

The verification has been conducted for informational and understanding purposes only and is based on the digital and scanned records made available at the time of review. No independent field survey, physical demarcation, or certified record room inspection has been carried out unless explicitly stated.

2Bigha, its employees, analysts, management, or associates:

- Do not claim absolute accuracy or legal finality of the records
- Do not certify ownership, title, encumbrance, or legal status as conclusive
- Shall not be held liable for any errors, omissions, interpretation differences, or subsequent changes in government records

This report does not constitute a legal title certificate, legal opinion, or court-admissible document and must not be used as sole evidence for:

- Court proceedings
- Legal disputes
- Property registration decisions
- Financial lending without independent legal due diligence

All data, including ownership, succession, mutation entries, loan remarks, caste references, and area details, are subject to mandatory verification from original physical records available at:

- Tehsil Office (Tijara)
- Patwari / Revenue Record Room
- Certified Jamabandi & Mutation Register (Namantaran Files)
- Encumbrance Certificate (EC) and Bank NOC (if applicable)

Users, buyers, lenders, and stakeholders are strongly advised to conduct:

- Physical record verification at Tehsil level
- Certified mutation order verification
- Encumbrance and loan clearance checks
- On-ground survey and boundary confirmation

2Bigha and its team shall not be responsible for any decisions taken based on this report without independent legal and revenue authority verification.

All findings remain provisional and subject to change as per updated government records and physical revenue documents.

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