

# ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

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

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

Report No. AR-07/24

Date: 21-03-2024

To

**M/S DLF HOME DEVELOPERS LTD.**

- Sub: Legal Opinion-cum-title search report in respect of land falling in**
- A. Khewat No.136 Khata No.146 Rect. No.49 Kila No.4(8-0) field 1 total measuring 8 kanal 0 Marla.
- B. Khewat No.256 Khata No.286 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) field 3 total measuring 9 kanal 3 marla.
- C. Khewat No.257 Khata No.287 Rect. No.39 Kila No.19/2/3(2-14) field 1 total measuring 2 Kanal 14 marla.
- D. Khewat No.321 Khata No.356 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) field 3 total measuring 14 kanal 14 marla.
- E. Khewat No.473 Khata No.521 Rect. No.49 Kila No.5(8-0) field 1 total measuring 8 kanal 0 marla.
- F. Khewat No.516 Khata No.566 Rect. No.39 Kila No.11(8-0) field 1 total measuring 8 kanal 0 marla  
situated within the revenue estate of Village Begampur Khatola, Sub-  
tehsil Kadipur, District Gurugram.

**PRESENT PROPERTY OWNER:**

Property mentioned above in clause A is presently owned by **M/s DLF Home Developers Ltd. measuring 08 Kanal 00 Marla**

Property mentioned above in clause B is presently owned by **M/s DLF Home Developers Ltd. measuring 9 Kanal 3 Marla .**

Property mentioned above in clause C is presently owned by **M/s DLF Home Developers Ltd. measuring 2 Kanal 14 Marla .**

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Property mentioned above in clause D is presently owned by **M/s DLF Home Developers Ltd. measuring 14 Kanal 14 Marla .**

Property mentioned above in clause E is presently owned by **M/s DLF Home Developers Ltd. measuring 8 Kanal 00 Marla .**

Property mentioned above in clause F is presently owned by **M/s DLF Home Developers Ltd. measuring 8 Kanal 00 Marla .**

**Total Land: 50 Kanal 11 Marla**

## PROPERTY DETAILS:

- A. Khewat No.136 Khata No.146 Rect. No.49 Kila No.4(8-0) field 1 total measuring 8 kanal 0 Marla.
- B. Khewat No.256 Khata No.286 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) field 3 total measuring 9 kanal 3 marla.
- C. Khewat No.257 Khata No.287 Rect. No.39 Kila No.19/2/3(2-14) field 1 total measuring 2 Kanal 14 marla.
- D. Khewat No.321 Khata No.356 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) field 3 total measuring 14 kanal 14 marla.
- E. Khewat No.473 Khata No.521 Rect. No.49 Kila No.5(8-0) field 1 total measuring 8 kanal 0 marla.
- F. Khewat No.516 Khata No.566 Rect. No.39 Kila No.11(8-0) field 1 total measuring 8 kanal 0 marla  
situated within the revenue estate of Village Begampur Khatola, Sub-tehsil Kadipur, District Gurugram.

## DOCUMENTS EXAMINED:-

Jamabandi for the year 2018-19, 2013-14 & 2008-09 and their mutations for village Begampur Khatola

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

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

### **THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (A) IS AS UNDER:-**

That Jugal Uppal S/o Sudesh Kumar Uppal ½ share & Smt. Ranjana Uppal W/o Jugal Uppal ½ share are recorded as oners of land falling in Khewat No.90 Rect. No.49 Kila No.4(8-0) measuring 8 Kanal in khana Kast as per jamabandi for the year 2008-09.

That Jugal Uppal S/o Sudesh Kumar Uppal ½ share & Smt. Ranjana Uppal W/o Jugal Uppal ½ share have sold the land measuring 8 kanal to M/s DLF Home Developers Ltd. vide sale deed vasika no.28633 dt.13-03-14. The mutation of the same has been sanctioned vide mutation no.3950 dt.31-03-14.

That M/s DLF Home Developers Ltd is recorded as owner of land falling in khewat no.122 Rect. No.49 Kila No.4(8-0) measuring 8 kanal in khana kast as per jamabandi for the year 2013-14.

That M/s DLF Home Developers Ltd is recorded as owner of land falling in khewat no.136 Rect. No.49 Kila No.4(8-0) measuring 8 kanal in khana kast as per jamabandi for the year 2018-19.

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**That the mutation No.3950 are related to the aforesaid owner and land and have been discussed above. Mutation No. 4103-4197-4248 rapat no.359-379- are not connected to the aforesaid owner of the land and hence have not been discussed.**

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (B) IS AS UNDER:-**

That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.176 to the extent of 61/708 share( total area 21 kanal 12 marla) i.e 1 kanal 17 marla & khewat no.177 to the extent of 5/118 share ( total area 26 kanal 16 marla) i.e 1 kanal 3 marla & khewat no.178 to the extent of 61/708 share ( total area 28 kanal 16 marla) i.e 2 kanal 10 marla & khewat no.179 to the extent of 61/708 share ( total area 41 kanal)i.e 3 kanal 11 marla total land 9 kanal 1 marla in jamabandi for the year 2008-09.

That the land falling in Khewat no. 222, 223, 224, 225( jamabandi year 2003-04) was partitioned together in case no.114/TEH decided on 11.12.2009 and the land falling in Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0), Rect. No.40, Killa no. 16/1 (1-0), land measuring 9 kanal 3 marla, had fallen in the share of M/s Radiance Promoters Pvt Ltd., the mutation of the same has been sanctioned vide mutation No. 3674 dated 29.12.2009.

That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.226 Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0), Rect. No.40, Killa no. 16/1 (1-0), land measuring 9 kanal 3 marla in jamabandi for the year 2013-14.

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That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.256 Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0), Rect. No.40, Killa no. 16/1 (1-0), land measuring 9 kanal 3 marla in jamabandi for the year 2018-19.

That M/s Radiance Promoters Pvt Ltd. have sold the land falling in Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0) total measuring 8 kanal 3 marla to Jagmohan Krishan Dang S/o Sh.K.L. Dang 71/200 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 113/200 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share vide Sale Deed/Vasika No.3519 dated 20.08.2021 and supplementary sale deed vasika No.6181 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4472 dated 02.11.2021.

That M/s Radiance Promoters Pvt Ltd. have sold the land falling in Rect. No.40, Killa no. 16/1 (1-0) to Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share vide Sale Deed/Vasika No.6180 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4473 dated 02.11.2021.

That Jagmohan Krishan Dang S/o Sh.K.L. Dang 71/200 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 113/200 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share have sold the land falling in Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0), Rect. No.40, Killa no. 16/1 (1-0), land measuring 9 kanal 3 marla to M/s DLF Home Developers Ltd from vide sale deed no.5935 dt.27-07-22. The mutation of the same has been sanctioned vide mutation no.4525 dt.03-08-22.

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**That the mutation No. 3674, 4472, 4473, 4525 are related to the aforesaid owner and land and have been discussed above. Mutation No. 3710, 4123, 4238, rapat no.132 & 190 are not connected to the aforesaid owner of the land and hence have not been discussed.**

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (C) IS AS UNDER:-**

That Bir Singh-Kanwar Lal-Shyambir-Dharambir sons Pehlad are recorded as owner of land falling in khewat no.179 to the extent of 131/708 share ( total area 41 kanal) i.e 7 kanal 11 marla in equal share in jamabandi for the year 2008-09.

That the land falling in Khewat no. 222, 223, 224, 225( jamabandi year 2003-04) was partitioned together in case no.114/TEH decided on 11.12.2009 and the land falling in Rect. No. 39, Killa no.19/2 (7-11), measuring 7 kanal 11 marla, had fallen in the share of Bir Singh-Kanwar Lal-Shyambir-Dharambir sons Pehlad in equal share. the mutation of the same has been sanctioned vide mutation No. 3674 dated 29.12.2009.

That Bir Singh-Kanwar Lal-Shyambir-Dharambir sons Pehlad have sold Rect. No. 39, Killa no.19/2 (7-11), measuring 7 kanal 11 marla to the extent of 51/151 share i.e 2 Kanal 11 marla to M/s Vibodh Developers Pvt. Ltd. vide sale deed bearing vasika no.1201 dt.15-04-10. The mutation of the same has been sanctioned vide mutation no.3710 dt.28-04-10.

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That Bir Singh-Kanwar Lal-Shyambir-Dharambir sons Pehlad are recorded as owner of land falling in khewat no.227 to the extent of 100/151 share ( total area 7 kanal 11 marla) in equal share in jamabandi for the year 2013-14.

That Bir Singh-Kanwar Lal-Shyambir-Dharambir sons Pehlad have sold Rect. No. 39, Killa no.19/2 (7-11), measuring 7 kanal 11 marla to the extent of 100/151 share i.e 5 Kanal 00 marla to M/s DLF Home Developers Ltd. vide sale deed bearing vasika no.274 dt.03-05-17. The mutation of the same has been sanctioned vide mutation no.4123 dt.14-06-17.

That M/s DLF Home Developers Ltd are recorded as owner of land falling in khewat no.257 to the extent of 100/151 share ( total area 7 kanal 11 marla) i.e 5 kanal 00 marla in jamabandi for the year 2018-19.

That the land falling in Khewat no. 257( jamabandi year 2018-19) was partitioned mutually between co-sharers vide rapat no.255 dt.22-11-22 and the land falling in Rect. No. 39, Killa no.19/2/1(2-6) & 19/2/3 (2-14), measuring 5 kanal 00 marla, has fallen in the share of M/s DLF Home Developers Ltd.. The mutation of the same has been sanctioned vide mutation No. 4555 dated 13.12.2022.

That rapat no.190 dt.08-11-03 of equitable mortgage has been cancelled vide rapat no.132 dt.14-10-16.

**That the mutation No. 3674, 3710, 4123, 4555, rapat no.190 & 132 are related to the aforesaid owner and land and have been discussed above. Mutation No. 4238, 4605 are not connected to the aforesaid owner of the land and hence have not been discussed.**

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## THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (D) IS AS UNDER:-

That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.217 to the extent of 24/820 share ( total area 41 kanal) i.e 1 kanal 4 marla & khewat no.218 to the extent of 4/65 share ( total area 91 kanal) i.e 5 kanal 12 marla & khewat no.219 to the extent of 4/5 share( total area 43 kanal 09 marla) i.e 34 kanal 15 marla total land 41 kanal 11 marla in jamabandi for the year 2008-09.

That the land allotted above was partitioned again in case no.113 / Tehsil decided on 16.12.2009 and the land falling in Rect. No. 40, Killa no.11/1 (2-9), 14/1 (6-3), 16/2 (7-0), 17 (8-0), 19 (8-0), 24/2 (2-0), 25 (8-0), total measuring 41 kanal 12 marla had fallen in the share of M/s Radiance Promoters Pvt Ltd., The mutation of the same has been sanctioned vide mutation No. 3682 dated 27.02.2010.

That the land was shown on lease with Subhash S/o Joga Ram, However, the lease has been cancelled vide vasika no.24330 dated 25.02.2010 and mutation of the same has been sanctioned vide mutation No.3684 dated 05.03.2010.

That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.286 Rect. No. 40, Killa no.11/1 (2-9), 14/1 (6-3), 16/2 (7-0), 17 (8-0), 19 (8-0), 24/2 (2-0), 25 (8-0), total measuring 41 kanal 12 marla in jamabandi for the year 2013-14.

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003



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That M/s Radiance Promoters Pvt Ltd is recorded as owner of land falling in khewat no.321 Rect. No. 40, Killa no.11/1 (2-9), 14/1 (6-3), 16/2 (7-0), 17 (8-0), 19 (8-0), 24/2 (2-0), 25 (8-0), total measuring 41 kanal 12 marla in jamabandi for the year 2018-19.

That out of land falling in Rect. No.40, Killa no. 14/1 (6-3), 16/2 (7-0), 17 (8-0), 24/2 (2-0), the land falling in Rect. No. 40, Killa no. 14/1/2 (4-15), 16/2/2 (1-8), 17 (8-0), 24/2/1 (0-18), has been acquired by the State of Haryana for public purposes and land falling in Rect. No. 40 , Killa no. 14/1/1 (1-8), 16/2/1 (5-12), 24/2/2 (1-2), has been left with the owners. The mutation of the same has been sanctioned vide mutation No. 4435 dated 09.06.2021.

That M/s Radiance Promoters Pvt Ltd. have sold the land falling in Rect. No.40, Killa no. 16/2/1 (5-12), 24/2/2(1-2), 25(8-0) field 3 measuring 14 kanal 14 marla to Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share vide Sale Deed/Vasika No.6180 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4473 dated 02.11.2021.

That to Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share have sold the land falling in Rect. No.40, Killa no. 16/2/1 (5-12), 24/2/2(1-2), 25(8-0) field 3 measuring 14 kanal 14 marla to M/s DLF Home Developers Ltd from vide sale deed no.5935 dt.27-07-22. The mutation of the same has been sanctioned vide mutation no.4525 dt.03-08-22.

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**That the mutation No. 3682-3684-4435-4473-4525 are related to the aforesaid owner and land and have been discussed above. Mutation No. 3719, 3720, 3776, 3840, 3894, 3906, 3915, 3916, 3976 are not connected to the aforesaid owner of the land and hence have not been discussed.**

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (E) IS AS UNDER:-**

That Jugal Uppal S/o Sudesh Kumar Uppal ½ share & Smt. Ranjana Uppal W/o Jugal Uppal ½ share are recorded as owners of land falling in Khewat No.314 Rect. No.49 Kila No.5(8-0) measuring 8 Kanal as per jamabandi for the year 2008-09.

That Jugal Uppal S/o Sudesh Kumar Uppal ½ share & Smt. Ranjana Uppal W/o Jugal Uppal ½ share have sold the land measuring 8 kanal to M/s DLF Home Developers Ltd. vide sale deed vasika no.28635 dt.13-03-14. The mutation of the same has been sanctioned vide mutation no.3949 dt.25-03-14.

That M/s DLF Home Developers Ltd is recorded as owner of land falling in khewat no.409 Rect. No.49 Kila No.5(8-0) measuring 8 kanal as per jamabandi for the year 2013-14.

That M/s DLF Home Developers Ltd is recorded as owner of land falling in khewat no.473 Rect. No.49 Kila No.5(8-0) measuring 8 kanal as per jamabandi for the year 2018-19.

**That the mutation No.3949 are related to the aforesaid owner and land and have been discussed above. Mutation No. rapat no.342 are not connected to the aforesaid owner of the land and hence have not been discussed.**

**THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (F) IS AS UNDER:-**

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That Varun-Rohit sons Brahm 1/3<sup>rd</sup> share in equal share, Rahul-Vipul sons Surender Kumar 1/3<sup>rd</sup> share in equal share, Gopal S/o Satbir 1/3<sup>rd</sup> share are recorded as owners of land falling in Khewat No.346 Rect. No.39 Kila No.11(8-0) measuring 8 Kanal as per jamabandi for the year 2008-09.

That Varun-Rohit sons Brahm 1/3<sup>rd</sup> share in equal share, Rahul-Vipul sons Surender Kumar 1/3<sup>rd</sup> share in equal share, Gopal S/o Satbir 1/3<sup>rd</sup> share have sold the land measuring 8 kanal to M/s Karmick Projects Pvt. Ltd. vide sale deed vasika no.792 dt.09-04-10. The mutation of the same has been sanctioned vide mutation no.3699 dt.28-04-10.

That M/s Karmick Projects Pvt. Ltd have sold the land measuring 8 kanal to M/s DLF New Gurgaon Home Developers Pvt. Ltd. vide sale deed vasika no.15917 dt.28-09-12. The mutation of the same has been sanctioned vide mutation no.3861 dt.11-10-12.

That M/s DLF New Gurgaon Home Developers Pvt. Ltd is recorded as owner of land falling in khewat no.447 Rect. No.39 Kila No.11(8-0) measuring 8 kanal as per jamabandi for the year 2013-14.

That M/s DLF New Gurgaon Home Developers Pvt. Ltd has merged with M/s DLF Home Developers Ltd. vide order passed by Hon'ble High Court of Delhi in petition no.105 decided on 30-07-13. The mutation of the same has been sanctioned vide mutation no.4237 dt.09-07-18.

That M/s DLF Home Developers Ltd is recorded as owner of land falling in khewat no.516 Rect. No.39 Kila No.11(8-0) measuring 8 kanal as per jamabandi for the year 2018-19.

**That the mutation No.3699, 3861, 4237 are related to the aforesaid owner and land and have been discussed above. Mutation No. 3934 are not connected to the aforesaid owner of the land and hence have not been discussed.**

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## REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **M/s DLF Home Developers Ltd** is the lawful owner/co-owner of the aforesaid land mentioned above under report to the extent of its share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of its aforesaid share.


## REPORT ON SEARCH

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

## OPINION

In my opinion, **M/s DLF Home Developers Ltd** is competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespondens and have valid, clear, absolute and marketable title in the aforesaid land mentioned above under report to the extent of its aforesaid share.

Yours sincerely

  
Anurag Raghav  
Advocate, Gurgaon  
Enroll:P-1320A/2003

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003

## ENCLOSURES:

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

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AR-07/24

Dated:21.03.2024


## CERTIFICATE OF COURT SEARCH

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

- A. Khewat No.136 Khata No.146 Rect. No.49 Kila No.4(8-0) field 1 total measuring 8 kanal 0 Marla.
- B. Khewat No.256 Khata No.286 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) field 3 total measuring 9 kanal 3 marla.
- C. Khewat No.257 Khata No.287 Rect. No.39 Kila No.19/2/3(2-14) field 1 total measuring 2 Kanal 14 marla.
- D. Khewat No.321 Khata No.356 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) field 3 total measuring 14 kanal 14 marla.
- E. Khewat No.473 Khata No.521 Rect. No.49 Kila No.5(8-0) field 1 total measuring 8 kanal 0 marla.
- F. Khewat No.516 Khata No.566 Rect. No.39 Kila No.11(8-0) field 1 total measuring 8 kanal 0 marla situated within the revenue estate of Village Begampur Khatola, Sub-tehsil Kadipur, District Gurugram\_of M/s DLF Home Developers Ltd.

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

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003

Your's Sincerely  
  
[ANURAG RAGHAV]  
Advocate

(Second party copy )

B Book Receipt for Non Registration Purpose

21-03-2024

No:3469

Sub Register Office :कादीपुर

Date :21-03-2024

Received with Thanks from **Anuragh Raghav Adv.** resident of **Gurugram Court 2017 to 2024** sum of  
rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

Joint Sub Registrar  
Kadiapur (Gurugram)

No:34939

Sub Register Office :गुरुग्राम

Date :18-03-2024

Received with Thanks from Anurag Raghav Adv Gurugram Year 2009-2018 resident of Ggm sum of rs ten on account of Inspection charges.

Rs.10

सब (Incharge)  
गुरुग्राम