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REPORT NO. DDR-1261 **OCTOBER 06, 2025**

DLF LIMITED, HAVING ITS REGISTERED OFFICE AT 3RD FLOOR, DLF SHOPPING MALL, ARJUN MARG, DLF CITY, PHASE-I, GURUGRAM-122002, HARYANA

SUB : **LEGAL OPINION-CUM TITLE SEARCH REPORT IN RESPECT OF LAND BEARING;**

(1) **KHEWAT NO. 749, KHATONI NO. 785, KHASRA NO. 2044/3/2(0-0-15), ADMEASURING 00 BIGHA 00 BISWA 15 BISWANSI. [Property presently exclusively owned by DLF Limited]**

(2) **KHEWAT NO. 750, KHATONI NO. 786, KHASRA NO. 2043/3/2(0-4-2), 2045/1/2 (0-5-0) ADMEASURING 00 BIGHA 09 BISWA 02 BISWANSI [Property presently exclusively owned by DLF Limited.]**

(3) **KHEWAT NO. 745, KHATONI NO. 779 KHASRA NO. 2037/4 (0-12-19), 2038/6(1-5-10), 2044/4(1-5-11), 2045/2(1-4-0), 2046/1/1(1-12-19), 2046/1/2(1-2-14), 2046/2(1-6-7), 2047/1(1-19-3), 2047/2(1-11-17), 2048(3-7-0), 2049(4-4-0), 2050/1(1-7-10), 2050/2(2-13-18), 2051(3-16-0) ADMEASURING 27 BIGHA 9 BISWA 8 BISWANSI [Property presently exclusively owned by M/s DLF Limited] Read with Badar No. 29, upon which area of Khasra No.2051 corrected from 3 Bigha 6 Biswa 0 Biswansi to 3 Bigha 16 Biswa 0 Biswansi & name of owner corrected from DLF Utilities Ltd. to DLF Limited was allowed on 12.04.2023.**

(4) **KHEWAT NO. 756/1, KHATONI NO. 792/1 KHASRA NO. 2056//2 (12-4-3), ADMEASURING 12 BIGHA 4 BISWA 3 BISWANSI [Property presently exclusively owned by M/s DLF Limited-Read with badar no.-21, upon which new khewat of the said land was allowed on 12.04.2023]**

TOTAL LAND ADMEASURING 40 BIGHA 03 BISWA 08 BISWANSI ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE WAZIRABAD, TEHSIL WAZIRABAD & DISTRICT GURUGRAM, HARYANA , READ WITH LICENSE NO. 129, 131 OF 1995, AND 38, 52, 53, 57 OF 1996 AND 2, 4, 6 OF 2002 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO GROUP HOUSING/PLOTTED COLONY, FALLING IN RESIDENTIAL-CUM-

SANJAY PAHUJA Advocate P/266/1995 DISTT. COURTS, GURUGRAM

GROUP HOUSING COLONY, SECTOR 54, GURUGRAM, HARYANA.

SIR,

As required and instructed by you, as per land details provided by you, I have inspected, examined and scrutinized various documents and records pertaining to the land mentioned above at the Office of Sub Registrar, Wazirabad & Gurugram, concerned Halka Patwari of Village Wazirabad, District Gurugram, District Revenue Record Room Gurugram for ascertaining the status/title of the aforesaid land under report. The details of the documents examined are given hereunder.

Based upon the aforesaid, search, inspection and examination of the documents and record, and subsequent findings, I am of the opinion that:-

PRESENT PROPERTY/LAND OWNER

Property is presently owned by:

M/S DLF LIMITED-EXCLUSIVE OWNER

PROPERTY DETAILS

(1) **KHEWAT NO. 749, KHATONI NO. 785, KHASRA NO. 2044/3/2(0-0-15), ADMEASURING 00 BIGHA 00 BISWA 15 BISWANSI. [Property presently exclusively owned by DLF Limited]**

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SANJAY PAHUJA Advocate P/68/1995 DISTT. COURTS, GURUGRAM

(4) **KHEWAT NO. 756/1, KHATONI NO. 792/1 KHASRA NO. 2056//2 (12-4-3), ADMEASURING 12 BIGHA 4 BISWA 3 BISWANSI [Property presently exclusively owned by M/s DLF Limited- Read with badar no.-21, upon which new khewat of the said land was allowed on 12.04.2023]**

TOTAL LAND ADMEASURING 40 BIGHA 03 BISWA 08 BISWANSI ALL LAND SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE WAZIRABAD, TEHSIL WAZIRABAD & DISTRICT GURUGRAM, HARYANA , READ WITH LICENSE NO. 129, 131 OF 1995, AND 38, 52, 53 57 OF 1996 AND 2, 4, 6 OF 2002 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO GROUP HOUSING/PLOTTED COLONY, FALLING IN RESIDENTIAL-CUM-GROUP HOUSING COLONY, SECTOR 54, GURUGRAM, HARYANA.

DOCUMENTS INSPECTED EXAMINED AND SCRUTINIZED

Jamabandi for the year 2021-2022 , 2016-2017 and 2011-2012 and their mutations, badar, rapats, sale deed, orders, Licences etc.

I have carried out the upto date search for the period of last 13 years in the office of Sub-Registrar, Wazirabad & Gurugram and also inspected, examined and scrutinized the records and documents of concerned Halqua Patwari since 2011-2012 with regard to the above said land to verify the flow of title of the aforesaid said land and my findings is given as herein follows: -

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE FOR THE LAND OF CLAUSE NO.-1

1. That the aforesaid owner under report i.e **M/S DLF LIMITED** has got the land of clause no.-1 exclusively by way of partition out of its joint land in lieu of its ½ share in land admeasuring **00 BIGHA 01 BISWA 10 BISWANSI** by mutual partition with other co-owner M/s DLF home Developer Ltd., duly entered in the revenue record vice rapat roznamcha no. 390 dt. 09.07.2024 and same has been duly entered and mutated in the revenue record vide duly sanctioned **Partition mutation no. 9533 sanctioned on 18.07.2024.**

2. That the aforesaid owner under report i.e. **M/S DLF LIMITED-1/2 SHARE, DLF HOME DEVELOPERS LIMITED-1/2 SHARE** have been shown to be co-owner in possession of the aforesaid land

SANJAY PAHUJA * DISTT. COURTS, GURUGRAM * Advocate P/68/1995

mentioned above in clause no. (1) along with other land in the revenue record as per **Jamabandi for the year 2021-2022.**

3. That prior to this the aforesaid owner under report i.e. **M/s DLF Limited** has acquired/got the aforesaid land under report mentioned above in clause no. (1) to the extent of 1/3 share from **M/s DLF Utilities Limited** vide order passed by the National Company Law Tribunal, Chandigarh and the same has been duly registered in the office of concerned Sub-Registrar, Gurugram vide vasika no. 2395 dated 04.05.2022 and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 9319 sanctioned on 14.05.2022.

4. That prior to this the aforesaid owners/previous owner i.e. **M/S DLF LIMITED-1/6 SHARE, DLF HOME DEVELOPERS LIMITED-1/2, DLF UTILITIES LIMITED-1/3 SHARE** have been shown to be co-owner in possession of the aforesaid land mentioned above in clause no. (1) along with other land in the revenue record as per **Jamabandi for the year 2016-2017.**

5. That prior to this the aforesaid previous owner i.e. **M/s DLF Utilities Limited** has acquired the aforesaid land under report mentioned above in clause no. (1) along with other land from **M/s Nilgiri Cultivations Pvt. Ltd.** vide order dated 29.09.2008 & 23.10.2008 passed by the Registrar of Companies, New Delhi and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 8557 sanctioned on 02.07.2014, read with sehat mutation no. 8740 sanctioned on 06.05.2016.

6. That the aforesaid owner i.e **M/S DLF LIMITED-1/6 SHARE** has got the aforesaid land of clause no.1 from **M/S DLF UNIVERSAL LIMITED VIDE mutation no. 8739 on 06.05.2016 AND** the aforesaid owner i.e **M/S DLF HOME DEVELOPERS LIMITED-1/6 SHARE** has got the aforesaid land of clause no.1 from **M/S DLF HOUSING & CONSTRUCTION LIMITED VIDE** mutation no. 8744 **ON** 06.05.2016. Prior to this the aforesaid owners/previous owner i.e. **M/s Nilgiri Cultivations Pvt. Ltd.-1/3 SHARE , M/S DLF UNIVERSAL LIMITED-1/6 SHARE, DLF HOUSING & CONSTRUCTION LIMITED-1/2 SHARE,** have been shown to be co-owner in

SANJAY PAHUJA Advocate P/68/1995 DISTT. COURTS, GURUGRAM

possession of the aforesaid land mentioned above in clause no. (1) along with other land in the revenue record as per **Jamabandi for the year 2011-2012.** Mutation No.

Hence, the chain of the title is completed since the year of 2011-2012 to till date in all respects and no defect in title of the land at clause no. 1 above has been observed.

FOR THE LAND OF CLAUSE NO.-2

1. That the aforesaid owner under report i.e **M/S DLF LIMITED** has got the land of clause no.-2 exclusively by way of partition out of its joint land in lieu of its 5/6 share in land admeasuring **00 BIGHA 10 BISWA 18 BISWANSI** by mutual partition with other co-owner M/s DLF home Developer Ltd., duly entered in the revenue record vice rapat roznamcha no. 390 dt. 09.07.2024 and same has been duly entered and mutated in the revenue record vide duly sanctioned **Partition mutation no. 9533 sanctioned on 18.07.2024.**
2. That the aforesaid owner under report i.e. **M/S DLF LIMITED-5/6 SHARE, DLF HOME DEVELOPERS LIMITED-1/6 SHARE** have been shown to be co-owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land in the revenue record as per **Jamabandi for the year 2021-2022.**
3. That prior to this the aforesaid owner under report i.e. **M/s DLF Limited** has acquired/got the aforesaid land under report mentioned above in clause no. (2) to the extent of 123 share from **M/s DLF Utilities Limited** vide order passed by the National Company Law Tribunal, Chandigarh and the same has been duly registered in the office of concerned Sub-Registrar, Gurugram vide vasika no. 2395 dated 04.05.2022 and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 9319 sanctioned on 14.05.2022.
4. That prior to this the aforesaid owners/previous owner i.e. **M/S DLF LIMITED-1/6 SHARE, DLF HOME DEVELOPERS LIMITED-1/6 SHARE, DLF UTILITIES LIMITED-2/3 SHARE** have been shown to be co-owner in possession of the aforesaid land mentioned above in

SANJAY PAHUJA Advocate P/68/1995 DISTT. COURTS, GURUGRAM

clause no. (2) along with other land in the revenue record as per **Jamabandi for the year 2016-2017.**

5. That prior to this the aforesaid previous owner i.e. **M/s DLF Utilities Limited-1/3** has acquired the aforesaid land under report mentioned above in clause no. (2) along with other land from **M/s Nilgiri Cultivations Pvt. Ltd.** vide order dated 29.09.2008 & 23.10.2008 passed by the Registrar of Companies, New Delhi and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 8557 sanctioned on 02.07.2014, read with sehat mutation no. 8740 sanctioned on 06.05.2016.

6. That the aforesaid owner i.e **M/S DLF LIMITED** has got the aforesaid land of clause no.2 from **M/S DLF UNIVERSAL LIMITED** VIDE mutation no. 8739 on 06.05.2016 **AND** the aforesaid owner i.e **M/S DLF HOME DEVELOPERS LIMITED-** has got the aforesaid land of clause no.1 from **M/S DLF HOUSING & CONSTRUCTION LIMITED** VIDE mutation no.8744 on 06.05.2016**.** Prior to this the aforesaid owners/previous owner i.e. **M/s Nilgiri Cultivations Pvt. Ltd.-1/3 SHARE , M/S DLF UNIVERSAL LIMITED-1/2 SHARE, DLF HOUSING & CONSTRUCTION LIMITED-1/6 SHARE,** have been shown to be co-owner in possession of the aforesaid land mentioned above in clause no. (2) along with other land in the revenue record as per **Jamabandi for the year 2011-2012.**

Hence, the chain of the title is completed since the year of 2011-2012 to till date in all respects and no defect in title of the land at clause no. 2 above has been observed.

FOR THE LAND OF CLAUSE NO.-3

1. That the aforesaid owner under report i.e. **M/S DLF LIMITED** has acquired/got the aforesaid land under report mentioned above in clause no. (3) from **M/S DLF UTILITIES LIMITED** vide order passed by the National Company Law Tribunal, Chandigarh and the same has been duly registered in the office of concerned Sub-Registrar, Gurugram vide vasika no. 2395 dated 04.05.2022 and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 9319 sanctioned on 14.05.2022.

SANJAY PAHUJA Advocate P/68/1995 DISTT. COURTS, GURUGRAM

2. That as per Badar No. 29, area of Khasra No. 2051 corrected from 3 Bigha 6 Biswa 0 Biswansi to 3 Bigha 16 Biswa 0 Biswansi & name of owner corrected from DLF Utilities Ltd. to DLF Limited vide order dt. 12.04.2023.

3. That prior to this the aforesaid previous owner i.e. **M/S DLF UTILITIES LIMITED** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land in the revenue record as per **Jamabandi for the year 2021-2022.**

4. That prior to this the aforesaid previous owner i.e. **M/S DLF UTILITIES LIMITED** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land in the revenue record as per **Jamabandi for the year 2016-2017.**

5. That prior to this the aforesaid previous owner i.e. **M/S DLF UTILITIES LIMITED** has acquired the aforesaid land under report mentioned above in clause no. (3) along with other land from **M/s Nilgiri Cultivations Pvt. Ltd.** vide order dated 29.09.2008 & 23.10.2008 passed by the Registrar of Companies, New Delhi and same has been duly entered and mutated in the revenue record vide duly sanctioned mutation no. 8557 sanctioned on 02.07.2014, read with sehat mutation no. 8740 sanctioned on 06.05.2016.

6. That prior to this the aforesaid previous owner i.e. **M/S NILGIRI CULTIVATIONS PVT. LIMITED** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (3) along with other land in the revenue record as per **Jamabandi for the year 2011-2012**

FOR THE LAND OF CLAUSE NO.-4

1. That vide Badar no.21 dated 12.04.2023, Khasra No.2056/2(12-4-3) was not implemented in Jamabandi 2016-17 and 2021-22 and corrected vide aforesaid badar From M/s Nilgiri Cultivations Pvt. Ltd. to M/s DLF Utilities Ltd., further in favour of M/s DLF Limited.

SANJAY PAHUJA
Advocate
P/68/1995
DISTT. COURTS, GURUGRAM

2. That prior to this the aforesaid previous owner i.e. **M/S NILGIRI CULTIVATIONS PVT. LIMITED** has been shown to be exclusive owner in possession of the aforesaid land mentioned above in clause no. (4) along with other land in the revenue record as per **Jamabandi for the year 2011-2012**

Hence, the chain of the title is completed since the year of 2011-2012 to till date in all respects and no defect in title of the land at clause no. 3 & 4 above has been observed.

STATUS REGARDING NATURE OF LAND

That the present status of nature of land under report is **GROUP HOUSING/PLOTTED COLONY**, but before License No. **LICENSE NO. 129, 131 OF 1995, AND 38, 52, 53 57 OF 1996 AND 2, 4, 6 OF 2002 ISSUED BY DTCP HARYANA,** it was agricultural land.

STATUS LITIGATION

Thus, I have also checked the record of civil courts Gurugram from the website of e-courts gurugram in respect of the litigation of the aforesaid land of the aforesaid owner. No litigation has been found in respect of the aforesaid land under report of the aforesaid owner.

STATUS TITLE

Thus, I have critically and minutely read, examined and analysed all the documents/ revenue records pertaining to the aforesaid properties detailed in this search report. No circumstances whatsoever have been observed by me so as to give rise to any suspicious regarding the ownership, right, title and possession of the present property owner of the land mentioned in clause no**. 1 to 4.**

STATUS ENCUMBRANCES

(I) That I have thoroughly searched, inspected, examined and scrutinized the registration records in respect of the aforesaid land under search for the period of last 13 years, in the office of concerned Registrar and Sub-Registrar appointed under the Indian Registration Act. The voucher of the said search and

SANJAY PAHUJA Advocate P/68/1995 DISTT. COURTS, GURUGRAM

examination fee paid by me in that behalf is attached hereto. (**copy of aforesaid voucher is attached hereto).**

(II) That I have also thoroughly searched inspected, examined and scrutinized the revenue records regarding the aforesaid land under report in the office Halqa Patwari/ Revenue Record Room Gurugram from the year of 2011-2012 to up to date.

(III) That the search, inspection and examination conducted by me, have not disclosed any registered alienation, transfer, encumbrance, lien, mortgage or charge in respect of the aforesaid land as stated in Clause (1) to (4) above, which may affect or cast any sort of cloud on the right, title, ownership and possession of the aforesaid owner under report.

(IV) That the registration records searched and examined by me show the present owner i.e aforesaid owner under report of the aforesaid land mentioned above in clause no. 1 to 4 to have a good and clear title and without any alienation, arrangement, lease, encumbrances, lien, mortgage or charges thereon by a registered deed, except the collaboration/development agreement with M/s DLF LIMITED.

(V) That I have no interest, direct or indirect, in respect of the aforesaid land under report which I have made the search in the Registration and Revenue Records, nor have I any relationship, association or connection with the aforesaid owners under report, which may detect from the value of my report, as that an independent Legal Advisor in the present case.

OPINION

In my opinion as per revenue and registration record, subject to the development agreement ;

M/S DLF LIMITED- is the Lawful Exclusive owner in possession of the aforesaid land under report and has valid, clear, absolute, legal and marketable title in the aforesaid land under report comprised in;

SANJAY PAHUJA
Advocate
P/68/1995
DISTT. COURTS, GURUGRAM

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Yours sincerely
for **Pahuja Law Associates**

Sanjay Pahuja
Advocate, Gurugram

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Enclosures

1. Copy of inspection record receipts.
2. Copy of aforesaid mentioned Revenue Record