

SACHIN YADAV & ASSOCIATES

(Advocates & Legal Consultants)

SACHIN YADAV
ADVOCATE



OFFICE: -

Ch. No. 40, Maharana Pratap Lane,
Near Gate No.-7, Distt Courts, Gurugram
Phone: 9999132273, 8684892606
Email advocatesachinyadav@gmail.com

Ref. No.:

Dated: 10.12.2025

To,

M/s Regional Construction Pvt. Ltd.
Having its office at: 11th Floor, Paras Twin Towers,
Sector-54 Gurugram

SUBJECT: **OPINION ON INVESTIGATION OF TITLE AND OBTAINING OF SEARCH REPORT IN RESPECT OF THE PROPERTY COMPRISING IN RECT. NO. RECT. NO. 135, KILLA NO. 25/2MIN(0-6); RECT. NO. 136, KILLA NO. 21/2/2/2(3-5), RECT. NO. 139, KILLA NO. 1/2(8-0), 10(8-0), 11(8-0), 20/1(4-0), RECT. NO. 140, KILLA NO. 5/1(2-15), 5/3(2-14), 4/2(3-11), 6/2(7-14), 7/1(4-3), 8(5-6), 16(8-0), 24/2(7-12), 25(8-0), 26(1-3), RECT. NO. 179, KILLA NO. 3/2(3-5), 5(8-0), 6(8-0), 7/1(4-2), 8(5-16), 7/2(0-8), RECT. NO. 180, KILLA NO. 10 (8-0), TOTAL MEASURING 120 KANAL 0 MARLA (15 ACRES) SITUATED WITHIN THE REVERENCE ESTATE OF VILLAGE-SOHNA, TEHSIL-SOHNA, DISTRICT-GURUGRAM**



As requested, I have conducted the legal investigation of the title and made a search of records in the office of **Sub Registrar-Sohna, Gurugram** as required in the present matter.

I, hereby certify that the contents as shown in the original title deeds i.e. Jamabandies for the years 2001-02, and mutation no. 19326 dated 02.05.2011, 19327 dated 02.05.2011, 19890 dated 13.11.2011, 19954 dated 29.09.2011, 19955 dated 30.09.2011, 19956 dated 30.07.2011, 19957 dated

30.07.2011, 20441 dated 24.12.2011, 20442 dated 24.12.2011, 20534 dated 17.01.2012, 21121 dated 30.07.2012, mutation no. 22245 dated 17.06.2013 by which the abovesaid land was partitioned by the AC, 2nd Grade, Sohna tallied with the information as stated by the authorized representative of the company in the records of the office of Sub Registrar- Sohna, Gurugram as well as with the copy of the Jamabandies and mutations as per revenue record of the Village- Sohna, Sector-5, Tehsil-Sohna, District-Gurugram provided by the company.

That the Chain of title for the past 25 years of the below mentioned property is complete as given hereunder: -

1. **That in the Jamabandi year 2001-02**

That in the year 2001-02, as per the record, Khewat No. 351, Khatoni NO. 380, Rect. No. 135, Killa No. 25/2, Rect. NO. 136, Killa No. 21/2/1, Rect. NO. 139, Killa No. 11/2, 20/1, Rect. No. 140, Killa NO. 5/1, 6/2 was owned and possessed by Patti Mahasingh by Inderjit Etc. and possessed by Nathu Ram co-sharer Seller of Kapoor Association Private Limited having office at Vasant Vihar, Gurugram to the extent of their share and the Rect. No. 140, Killa No. 4/2, 7/1, 8/3, 14/2, 15, 16, 17, Rect. No. 22, Killa No. 2/1, 24, 25, 26, 3Min, 4, 5, Rect. No. 179, Killa No. 6, 7, 8, 10 was owned and possessed by Budhan, Rupan, Jaswant Sons of Badlu to the share 3/16 share, Shashi Baleshwari to the extent of 1/32 Share, Rajpal, Ompal to the extent of 1/32 share, Gyanu Ram, Jiteram, Dhanpal, Hassa to the extent of 11/144 share, Jaswant, Asraj, Nawal Singh, Kanwal Singh, to the extent of 8/45 share, Parsi, Deshraj, Karan Singh, Geeta, Dayawati, Indra, Sarla, Manjubala, Ajit, Ajay, Vijay, Barmani to the extent of 11/144 share, Rajkumar, Narender Kumar to the extent of 50/2305 share, Kaushalya Devi to the extent of 1/2 share.

2. **That according to the mutation no. 19320 sanctioned on 04.05.2011**

That the Company M/s Regional Construction Pvt. Ltd was the owner in possession of the land comprised in Rect. No. 136, Killa No. 21/2/2/2(3-3), Rect. NO. 139, Killa No. 1/2(8-0), 10(8-0), 11/1/1(4-0), Rect. No. 135, Killa No. 25/2/1(0-13), Rect. No. 136, Killa No. 25/2/1(0-4), Rect. NO. 139, Killa NO. 11/2(4-0), 20/1(4-0), rect. No. 5/1(5-9), 6/2(7-14), total land measuring 45 Kanal 5 Marla situated within the revenue estate of



Village-Sohna, Tehsil-Sohna, District-Gurugram

3. **That according to the mutation no. 19327 sanctioned on 04.05.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Rajiv Kapoor son of Surender Vide mutation no. 19327 which was sanctioned on 04.05.2011

4. **That according to the mutation no. 19890 sanctioned on 13.11.2011**

That the Company M/s Regional Construction Pvt. Ltd was the owner in possession of the land comprised in Rect. No. 140, Killa No. 4/2(3-11), 7/1(6-2), 8(5-6), 14/2(7-15), 15(8-0), 16(8-0), 23/2/1(1-0), 24(8-0), 25(8-0), 26(1-3), Rect. No. 179, Killa No. 3(4-12), 4(8-0), 5(8-0), 6(8-0), 7(8-0), 8(5-16), 10(8-0), total land measuring 115 Kanal 5 Marla situated within the revenue estate of Village-Sohna, Tehsil-Sohna, District-Gurugram

5. **That according to the mutation no. 19954 sanctioned on 03.09.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Kamlesh Wife of Shyam Singh vide mutation no. 19954 which was sanctioned on 03.09.2011.

6. **That according to the mutation no. 19955 sanctioned on 30.09.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Rajender Kumar vide mutation no. 19955 which was sanctioned on 30.09.2011.

7. **That according to the mutation no. 19956 sanctioned on 30.09.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Shyam Singh, Sukhbir Singh sons of Sapan vide mutation no. 19956 which was sanctioned on 30.09.2011

8. **That according to the mutation no. 19957 sanctioned on 30.09.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share



of Kamlesh Wife of Shyam Singh Vide mutation no. 19957 which was sanctioned on 30.09.2011

9. **That according to the mutation no. 20441 sanctioned on 24.12.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Jai Narayan son of Chitruram Vide mutation no. 20441 which was sanctioned on 24.12.2011.

10. **That according to the mutation no. 20442 sanctioned on 24.12.2011**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Ramesh Son of Ramkanwar Vide mutation no. 20442 which was sanctioned on 24.12.2011

11. **That according to the mutation no. 20554 sanctioned on 23.09.2012**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Satyawati Wife of Samaysingh Vide mutation no. 20554 which was sanctioned on 23.09.2012.

12. **That according to the mutation no. 21121 sanctioned on 30.07.2012**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of Sukpal @ Sukhpal Son of Ramdut vide mutation no. 21121 which was sanctioned on 30.07.2012

13. **That according to the mutation no. 22245 sanctioned on 17.06.2013**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of M/s Rijwal ConXXX private Limited, Baleshari, Hansraj, Devender Singh, Inder Singh, Surender Singh, Mahender Singh, Sons of Gyanuram, Basanti, Sukhpal, Ajit, Ajay, Vijay, ManjubLal, Indra, Sarla Vide mutation no. 22245 which was sanctioned on 17.06.2013

14. **That according to the mutation no. 22245**

That the Company M/s Regional Construction Pvt. Ltd purchased the share of M/s Riznal Consulation Private Limited vide mutation no. 22245

15. Thereafter a **license no. 55 of 2019**, issued by Town and Country Planning Department, Govt. of Haryana, in favour of Regional Construction Pvt. Ltd. 11th Floor, Paras Twin Towers, Sector-54 Gurugram for setting up an affordable residential plotted colony (under Deen Dayal Jan Awas Yogna 2006) over an area measuring 15 acres situated within the revenue estate of Village- Sohna, Sector-5, Tehsil-Sohna, District-Gurugram under The Haryana Development Regulation of Urban Area Act, 1975 & rule 1976 and the rules made their under vide Endst. No. LC-LC-3712-B+LC-3723-Asstt.(AK)/2019/7011 dated 08.03.2019 which was valid upto 07.03.2024.
16. That the completion certificate memo no. LC-3712B+3723-JE(MK)-2022/20756 dated 18.07.2022 was also issued by the office of Directorate of Town & Country Planning, Haryana in favour of Regional Construction Pvt. Ltd. 11th Floor, Paras Twin Towers, Sector-54 Gurugram in respect of the affordable residential plotted colony under DDJAY over an area measuring 15 acres bearing license no. 55 of 2019 dated 08.03.2019 in Sector-5, Sohna, District-Gurugram being developed by Regional Construction Pvt. Ltd..
17. The intending owners intends to know the legal position of the title in respect of the above said property as per their share along with title from where the title has been driven by the present owners.

I, Sachin Yadav, Advocate, do hereby certify as under:-

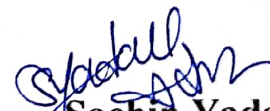
1. That I have thoroughly searched and examined the registration records being maintained in the office Registrar, Sohna appointed under the Registration Act **from Sub Registrar Office-Sohna, Gurugram** towards Inspection fee paid by me at these offices are attached with this report.
2. That the present property as per the revenue records available in the office of Registrar, Sohna, and as per Jamabandies. The above said property is owned and possessed by above said land owners.
3. That **the above said property is clear, marketable and free from all encumbrances, lien and charge, mortgage except the Land Mortgage to DTCP as per policy for Mortgage of licensed land in lieu of bank guarantee of EDC/IDW for colonies other than DDJAY of any kind.**

4. That I am not related to the owners of the property, I do not have any concern with the property in any manner which may affect the value of my report as an independent legal Advisor.
5. That as per my observation of all the documents of the property, I have come to the conclusion that above said land owners are owners in possession of above said land.

SCHEDULE-I

- Copy of Jamabandies for the years 2001-02, and mutation no. 19326 dated 02.05.2011, 19327 dated 02.05.2011, 19890 dated 13.11.2011, 19954 dated 29.09.2011, 19955 dated 30.09.2011, 19956 dated 30.07.2011, 19957 dated 30.07.2011, 20441 dated 24.12.2011, 20442 dated 24.12.2011, 20534 dated 17.01.2012, 21121 dated 30.07.2012, mutation no. 22245 dated 17.06.2013 by which the abovesaid land was partitioned by the AC, 2nd Grade, Sohna. Copy of License bearing No. 55 of 2019 issued by the Town and Country Planning Department, Haryana which is valid upto 07.03.2024
- Copy of previous revenue records of the said land.

WITH DUE REGARDS,


Sachin Yadav
(Advocate & Legal Consultant
SACHIN YADAV, Advocate
Enrol No. 106, Near Gate No. 7,
District Courts Gurugram)
Chamber No. 46, Near Gate No. 7,
Maharaja Pratap Lane
Distt. Courts, Gurugram
Mob. No. 9069132273
Email : advocatesachinyadav@gmail.com