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Date : 02.07.2026

TITLE SEARCH REPORT (TSR)

To,

M/s Goel & Son's Developers Private Limited,
Add. - 58A, Khasra No. 215, 216, 219, near poll no. 411,
Roshan Garden, Najafgarh, New Delhi, 110043

Sub:- Legal opinion/search report on the title to the property of M/s Megasu Infra Private Limited having corporate Identity Number of the Company is U68200HR2025PTC129182 (PAN – AATCM0399Q) and Registred Address Unit No. 303, Suncity Success Tower, Golf Course Ext. Road, Sector-65, Gurugram, Haryana.

Sir,

As per the 30-year revenue record i.e.,Jamabandies for the years 2002-03, 2007-08, 2012-13, 2017-18, 2022-23 as well as Mutation Nos. 735, 754, 793, 804, 823, 828, 833, 834, 851, 864, 893, 898, 899, 901, 904, 907, 910 and Rapat Roznamcha Nos. 97, and based on the land schedule of 19 Kanal 9 Marla i.e, 2.43125 Acres as supplied to me pertaining to the immovable property described herein, I have conducted a detailed search and investigation from the revenue records as well as registration records at Sohna and Gurugram. My detailed legal report is as under:

(A) Name & Address of the title holders:-

M/s Megasu Infra Pvt. Ltd., a company duly incorporated under the provisions of the companies Act, 2013 (UIN-U68200HR2025PTC129182) (PAN – AATCM0399Q) having its Regd. Office at the Unit No. 303, Suncity Success tower, golf course Extension Road, Air Force, Sector-65, Police Station, Air Force, Gurugram, Haryana.-122005.

(B) Description of the documents scrutinized

Sr. No.	Date of Document	Name of Document	Whether original/No. Certified/Attested
1.	N/A	Jamabandi for the year 2002-03	Verified in the Office of Halqua Patwari Sohna
2.	N/A	Jamabandi for the year 2007-08	Verified in the Office of Halqua Patwari Sohna

JAGDISH CHAND YADAV
Advocate
Enrollment No. : P/734/1987
Distt. Courts, Gurgaon (Hr.)

3.	N/A	Jamabandi for the year 2012-13	Verified in the Office of Halqua Patwari Sohna
4.	N/A	Jamabandi for the year 2017-18	Verified in the Office of Halqua Patwari Sohna
5.	N/A	Jamabandi for the year 2022-23	Certified
6.	N/A	Mutation Nos. 735, 754, 793, 804, 823, 828, 833, 834, 851, 864, 893, 898, 899, 901, 904, 907, 910.	Photocopies having verified in the Office of Halqua Patwari
7.	N/A	Rapat Roznamcha No. 97 Dated 26-10-2025.	-Do-
8.	10.10.2025	Joint development Agreement dated 10-10-2025 vide Vasika No. 8897.	Photocopy verified in the Office of Sub-Registrar, Sohna
9.	22.04.2026	License No. 70 of 2026	Photocopy with Land Schedule having verified.

(C) Description of the property

Item No.	Survey No.	Extent	Area	Location	In the Name of
1.	Khewat No. 19, Khatoni No. 195, Rect. No. 30, Killa No. 23(8-0), Rect. No. 34, Killa No. 3/1(8-0), 8/1 (3-0), 8/3/1(0-9), admeasuring 19 Kanal 9 Marla	Salam	19 Kanal 9 Malra	Situated within the revenue estate of Village Khaika, Tehsil Sohna, Distt. Gurugram	M/s Megasu Infra Pvt. Ltd.
Total fields 4 & measuring 19 Kanal 9 Marla (2.43125 Acres)		**Salam**	**19 Kanal 9 Marla**	**-Do-**	**As stated above**

(D) Derivation of the title

I have meticulously examined the aforementioned documents and conducted a search of the revenue records pertaining to the said property in the office of the Sub-Registrar, Sohna, on 02.07.2026, vide Revenue Inspection Receipt No. 383 dated 01.07.2026. My opinion is as under:

That Previously as per jamabandies for the year 200-08 to 2022-23, the above mentioned applicants/owners are coming as owners in possession of the land comprises in Khewat No. 19, Khatoni No. 195, Rect. No. 30, Killa No. 23(8-0), Rect. No. 34, Killa No. 3/1(8-0), 8/1 (3-

JAGDISH CHAND YADAV
Advocate
Enrollment No. : P/734/1987
Distt. Courts, Gurgaon (Hr.)

0), 8/3/1(0-9), admeasuring 19 Kanal 9 Marla, total fields 4 & total measuring 19 Kanal 9 Marla (i.e. 2.43125 Acres) situated within the revene estate of Village Khaika, Tehsil Sohna, District Gurugram.

That as per Rapat Roznamcha No. 97, the following Joint Development Agreement(s) have been entered into in respect of the subject land:-

Joint Development Agreement (Collaboration Agreement) dated 10th October 2025 executed between M/s Megasu Infra Pvt. Ltd. and M/s Goel & Son's Developers Pvt Ltd., duly registered before the Sub-Registrar Sohna, Regd. No. 8897, Regd. Year 2025-2026, Book No. 01 for land admeasuring 2.43125 acres situated in the revenue estate of village Khaika, Sub Tehsil Sohna, Sector 4, District Gurugram, Haryana.

That further, M/s Goel & Son's Developers Pvt Ltd. has applied for licence on Rect. No. 30, Killa No. 23(8-0), Rect. No. 34, Killa No. 3/1(8-0), 8/1 (3-0), 8/3/1(0-9), admeasuring 19 Kanal 9 Marla (i.e. 2.43125 Acres) situated within the revene estate of Village Khaika, Tehsil Sohna, District Gurugram for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojana, 2016. ('DDJAY')

That thereafter, the Director, Town & Country Planning, Haryana has been issued **Licence No. 70 of 2026 dated 22.04.2026** Rect. No. 30, Killa No. 23(8-0), Rect. No. 34, Killa No. 3/1(8-0), 8/1 (3-0), 8/3/1(0-9), admeasuring 19 Kanal 9 Marla (i.e. 2.43125 Acres) situated within the revene estate of Village Khaika, Tehsil Sohna, District Gurugram for setting up of Affordable Plotted Colony under Deen Dayal Jan Awas Yojana, 2016. The said Licence is valid upto 21.04.2031. In regarding the above licence No. 70 of 2026, a rapat has been duly recorded in the revenue record vide Rapat Roznamcha No. by Halqa Revenue Officer.

(F) Encumbrance Certificate

That I have inspected the record mentioned above issued by the Halqua Patwari concerned i.e. Jamabandies for the year 2002-03 upto 2022-23 and found that ***the said applicants/owners named above have not created any charge by way of sale, mortgage, agreement, loan etc. or otherwise till date as per the above said records and the same is free from all sorts of encumbrances.***

(G) Certificate of title

On the basis of my scrutiny of the title documents in the revenue record in the office of the concerned Registrar Sohna, Gurugram, CERSAI and builder provided the documents relating to the property and search conducted by me, certified in my opinion:-

That **M/s Megasu Infra Pvt. Ltd.,** a company duly incorporated under the provisions of the companies Act, 2013 (UIN-U68200HR2025PTC129182) (PAN – AATCM0399Q) having its Regd. Office at the Unit No. 303, Suncity Success tower, golf course Extension Road, Air Force, Sector-65, Police Station, Air Force, Gurugram, Haryana.-122005 ***have valid, clear and marketable title in the land*** comprising in Khewat No. 19, Khatoni No. 195, Rect. No. 30, Killa No. 23(8-0), Rect. No. 34, Killa No. 3/1(8-0), 8/1 (3-0), 8/3/1(0-9), admeasuring 19 Kanal 9 Marla (i.e. 2.43125 Acres) situated within the revene estate of Village Khaika, Tehsil

JAGDISH CHAND YADAV
Advocate
Enrollment No. : P/734/1987
Distt. Courts, Gurgaon (Hr.)

Sohna, District Gurugram and is free from all sorts of encumbrances.
There is no defect in the chain of title and the chain of title is complete in all respect. The owner of the said property has a clear legal and valid marketable title.

1. The aforementioned applicants/owners are legally competent to execute valid documents, including equitable/simple mortgages, Sale Deeds, Gift Deeds, Mortgage Deeds, Lease Deeds, Agreements, and any other instruments pertaining to or in connection with the said land, in favour of any third party.
2. The above-mentioned property is fit for accepting as security by way of mortgage or in any manner.
3. That the property in question is not subject to any minor or any other claim.
4. That the land in question has not been acquired under the land acquisition Act 1894 as per the record.
5. That the provision of urban land (Ceiling & Regulation Act 1976) is not applicable in Haryana.

(H) Investigation under the income tax 1961 --- Not applicable

(I) Investigation in regarding to the agricultural land --- Not applicable.

(J) Stamp Duty and Registration Act

It is certified that all the requirement of Indian Registration Act and the Indian Stamp in respect of the revenue document mentioned have been duly complied with.

(K) Opinion of the lawyer

That in my opinion the above stated land measuring **19 Kanal 9 Marla i.e. 2.43125 Acres** of the said applicants/owners mentioned above ***is free from all sorts of encumbrances, attachments and have not been mortgaged or sold till date as per revenue record*** and the above said owners have absolute and clear marketable title in the above said property and the said owners can enjoy the said land in any manner they do like so as per law.

That the title search report (TSR) is submitted herewith.

Enclosure:
Documents as stated above along with Revenue Inspection Receipt No. 383 dated 01-07-2026.

Yours faithfully,

JAGDISH CHAND YADAV
Advocate
Enrollment No. : P/734/1987
Distt. Courts, Gurgaon (Hr.)

Jagdish Chand Yadav, Advocate,
Gurugram.

(Office copy) B Book Receipt for Non Registration Purpose 01-07-2026

No:383 Sub Register Office :सोहना Date :01-07-2026

Received with Thanks from j c yadav adv resident of gurugram 2013 to 2026 sum of Rs twenty-five on account of Inspection charges

Rs.25 (Incharge)

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(First party copy) B Book Receipt for Non Registration Purpose 01-07-2026

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(Second party copy) B Book Receipt for Non Registration Purpose 01-07-2026

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