

No:502

Sub Register Office :फरुखनगर

Date :31-12-2025

Received with Thanks from **RAMNIWAS MALIK ADV YEAR 2003 TO 2025** resident of **DISTRICT COURT GURUGRAM** sum of rs **twenty-five** on account of **Inspection** charges.

Rs.25

(Incharge)

(Second party copy) B Book Receipt for Non Registration Purpose

31/12/25
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31/12/25

Ram Niwas Malik (Adv.)

Distt Court Gurgaon

SEARCH REPORT

Dated: 30/12/2025.

Having been engaged to search and examine the registration record in respect agricultural land bearing Khewat/Khata No. 111/109, Rect. No. 38, Killa No. 3/2 (4-4), 7/1 (6-7), 8 (8-0), 14 (7-11), 26 (0-18), Kita 5 Land Measuring 27 Kanal 0 Marla Approx. (3.375 acres), and bearing Khewat/Khata No. 863/874, Rect. No. 38, Killa No. 4 (6-18), 5 (6-18), 6 (8-0), 15 (8-0), 16 (8-0), 17 (8-0), 24/1 (4-0), 25/1 (4-0), Kita ® Land Measuring 53 Kanal 16 Marla Approx. (6.8437 acres), Both Khewat measuring total Rakba 80 Kanal 16 Marla Approx. (10.1 acres), Hadbast No. 35, Situated within the revenue estate of Village Farrukh Nagar, Tehsil Farrukh Nagar, District Gurugram, Haryana owned and possessed by M/s. **LAKSHAY BUILDTECH LLP**, having its registered office at A-2/258, Janakpuri, New Delhi - 110058, Is Being represented Through its Designated Partner **Mr. K.D. Sharma Son of Sh. Ravi Dutt Sharma** vide Collaborations Agreement Vasika No. 4026 dated 03-03-2025. The intending purchaser intents to know the legal position of Distt. Town Planner and Haryana Urban Land Development Act. Accordingly I have examined both this facts and my report is as under:-

RAM NIWAS,
Adv. 2025
Distt Court Gurugram

1. That to examine the title of the land the registration record for the period of 25 years at the office of Sub-Registrar, Farrukhnagar, Distt. Gurugram was examined and the inspection fees is paid by me vide receipt No- 502 Date 31-12-2025 in the said office. As per the search and examination of the registration record, the land in question is rightly record in favour of **M/s. LAKSHAY BUILDTECH LLP**, having its registered office at A-2/258, Janakpuri, New Delhi-110058, Is Being represented Through its Designated Partner **Mr. K.D. Sharma Son of Sh. Ravi Dutt Sharma** referred to above and there is no registered alienation of any kind and there is no lien or encumbrances registered at the office of Sub-Registrar and as such the title to the land is clear, marketable in favour of the present owners.
2. That the land is owned and possessed by said **M/s. LAKSHAY BUILDTECH LLP** have collaboration agreement from **Rakesh Kumar – Parmod Kumar Son of Raj Kumar, Both Address H.No 549, Near Doctor Yadav Clinic, Jharsa, Gurugram, Haryana.**
3. That as per the inspection of Jamabandi for the year 2021-2022 and **M/s. LAKSHAY BUILDTECH LLP**, having its registered office at A-2/258, Janakpuri, New Delhi - 110058, Is Being represented Through its Designated Partner **Mr. K.D. Sharma Son of Sh. Ravi Dutt Sharma** referred above is coming in possession continuously and uninterruptedly.

RAM DWAS,
Distt. Court Gurugram

4. That further to verify the title and to cross check the revenue record, I have examined the revenue record in respect of the above said land at the office of Halqua Patwari as per the Jamabandi for the year 25 years and inspection the registration record.
5. That the next aspect considered and inspected by me is the applicability of the provisions of the Haryana Town and Country planning Department. In the said concern department I have inspected the relevant record as per the said relevant record.
6. That the above report is being submitted for your perusal and necessary action.

You're truly,

Ramniwas Malik Advocate

RAMNIWAS,
Advocate
Distt Court, Gurugram

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