

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-17/26

Date:05-05-26

To

M/s DLF Ltd.

Sub: Legal Opinion-cum-title search report in respect of land falling in

1. Khewat No.07 Khata No.8 RectNo.64 Kila No.8/1(6-6), 13/1/2(4-4), 14(8-0) field 3 total measuring 18 kanal 10marla.
2. Khewat No.74 Khata No.78 Rect. No.64 Kila No.17(8-0), 24(8-0), 25/1(6-10) field 3 total measuring 22 kanal 10marla.
situated within the revenue estate of Village Kherki Daula, tehsil Manesar, District Gurugram.

PRESENT PROPERTY OWNER:

Property mentioned in **clause 1** above is presently owned by **M/s DLF Ltd.** to the extent of 97/185 share i.e 9 Kanal 14 Marla & **Krishan Kumar Yadav-Mahender Pal Singh-Devender Singh Yadav-Giriraj Yadav-Virender Singh Yadav sons Suraj Mal Yadav S/o Khubi Ram** to the extent of 22/111 share i.e 3 Kanal 13 Marla 3 sarsai in equal share, **Harsh Yadav-Dhairya Yadav sons Surender Singh Yadav S/o Suraj Mal Yadav** to the extent of 22/555 share i.e 14 Marla 6 Sarsai in equal share & **Rakesh Kumar S/o Amrit Lal** to the extent of 44/185 share i.e 4 Kanal 8 marla. However the share of aforesaid owners is under collaboration agreement with M/s DLF Utilities Ltd. which has further merged with M/s DLF Ltd.

Property mentioned in **clause 2** above is presently owned by **M/s HIGHVISTA BUILDCON PVT. LTD.** measuring 22 Kanal 10marla.

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DOCUMENTS EXAMINED:-

Jamabandi for the year 2019-20, 2014-15, 2009-10 and their mutations for village Kherki Daula I have carried out the up to date search for the period of last 15 years in the office of Sub-Registrar, Manesar and also record of concerned Halqua Patwari since the year 2009 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 2009-10.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (1) IS AS UNDER: -Khewat no.7

That M/s DLF Ltd. has acquired the aforesaid land vide amalgamation to the extent of 97/185 share i.e 09 Kanal 14 Marla vide order passed in CCA no.14-CHD-HRY-2020/02-02-22 registered vide vasika no.2395 dt.04-05-22 from M/s DLF Utilities Ltd. The mutation of the same has been sanctioned vide mutation no.4121 dt.14-05-22.

That Krishan Kumar Yadav-Mohinder Pal Singh-Devender Singh Yadav-Giriraj Yadav-Birender Singh Yadav sons Suraj Mal Yadav S/o Khubi Ram to the extent of 22/111 share i.e 3 Kanal 13 Marla 3 sarsai in equal share, Harsh Yadav-Dhairya Yadav sons Surender Singh Yadav S/o Suraj Mal Yadav to the extent of 22/555 share i.e 14 Marla 6 Sarsai in equal share have acquired the land from Suraj Mal Yadav S/o Khubi Ram vide transfer deed vasika no.5286 dt.14-08-23. The mutation of the same has been sanctioned vide mutation no.4264 dt.21-08-23.

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That vide rapat no.70 dt.05-10-20 Suraj Mal, Amrit Lal sons of Khubi Ram to the extent of 88/185 share i.e. 8 Kanal 16 Marla have executed a collaboration agreement bearing vasika no. 2578 dated 09-02-2011 in favour of M/s DLF Utilities Ltd. and the said collaboration agreement is valid and has not been cancelled and as such the rights of and Suraj Mal, Amrit Lal sons of Khubi Ram and their Legal heirs are subject to collaboration agreement.

That Rakesh Kumar S/o Amrit Lal has inherited the aforesaid land to the extent of 44/185 share i.e. 4 Kanal 8 marla vide WILL bearing vasika no.53/3 dt.30-04-21 from Amrit Lal S/o Khubi Ram. The mutation of the same has been sanctioned vide mutation no.4078 dt.19-10-21.

That M/s DLF Utilities Ltd. to the extent of 97/185 share, Suraj Mal-Amrit Lal sons Khubi Ram to the extent of 88/185 share in equal share are recorded as owners of land in jamabandi for the year 2019-20.

That M/s DLF Utilities Ltd. has purchased the aforesaid land to the extent of 97/185 share i.e. 9 kanal 14 marla from M/s Emerald Softech Pvt. Ltd vide sale deed bearing vasika no.3120 dt.26-10-18. The mutation of the same has been sanctioned vide mutation no.3851 dt.24-12-18.

That the owners M/s Emerald Softech Pvt. Ltd. to the extent of 97/185 share i.e. 9 kanal 14 marla and Suraj Mal, Amrit Lal sons of Khubi Ram to the extent of 88/185 share i.e. 8 Kanal 16 Marla are recorded as owner of land bearing Khewat No 7 Khata No.7 Rect. No.64 Kila No. 8/1(6-6) 13/1/2(4-4), 14(8-0), field 3 total measuring 18 Kanal 10 Marla situated within the revenue estate of village Kherki Daula, Tehsil Manesar & District Gurgaon in the jamabandi for the year 2014-15.

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That the owners M/s Emerald Softech Pvt. Ltd. has purchased the land to the extent of 194/587 share i.e. 9 kanal 14 marla in the land bearing Khewat No. 7, Khata No.7, Rect No. 64, Killa No. 8(8-0), 9(8-0), 13/1(5-7), 14(8-0) measuring 29 Kanal 07 Marla situated within the revenue estate of village Kherki Daula , Tehsil Manesar & District Gurgaon from M/s Premium Automobile Pvt. Ltd. vide sale deed bearing vasika no. 1066 dated 04-11-2010 and mutation of the same has been sanctioned vide mutation No. 3415 dated 18-11-2010.

That aforesaid land falling in Khewat No. 7, Khata No.7, Rect No. 64, Killa No. 8(8-0), 9(8-0), 13/1(5-7), 14(8-0) measuring 29 Kanal 07 Marla situated within the revenue estate of village Kherki Daula, Tehsil Manesar District Gurgaon jamabandi for year 2009-10 has been partitioned vide order dated 04-07-2011 passed in case No. 9 between the co-sharers vide rapat rojnamcha No. 1296 dated 15-07-2011 and the land falling in Rect. No.64 Killa No. 8/1(6-6) 13/1/2(4-4), 14(8-0), field 3 total measuring 18 Kanal 10 Marla has fallen in the share of M/s Emerald Softech Pvt. Ltd. to the extent of 194/370 share i.e. 9 kanal 14 marla and Suraj Mal, Amrit Lal sons of Khubi Ram to the extent of 176/370 share i.e. 8 Kanal 16 Marla in equal share and remaining land has fallen to the share of other co-sharers and mutation of the same has been sanctioned vide mutation No. 3445 dated 28-07-2011.

That the owner M/s Premium Automobile Pvt. Ltd. are recorded as owners of the aforesaid land measuring 194/587 share and Suraj Mal, Amrit Lal sons of Khubi Ram to the extent of 176/587 share in the land measuring 29 Kanal 7 marla in Khewat No. 7 Khata No.7 in the jamabandi for the year 2009-10.

That mutation no.4078, 4121, 3851, 3445, 3415 rapat no.70 dt.05-10-20 are reflected in red ink in jamabandi for year 2009-10 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

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That mutation no.3450, is reflected in red ink in jamabandi for year 2009-10 till 2019-20 but the same are not concerned with aforesaid owners and land and therefore have not been discussed above

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (2) IS AS UNDER:-

That M/s Highvista Pvt. Ltd. has acquired the land falling in Khewat No.74 Khata No.78 Rect. No.64 Kila No.17(8-0), 24(8-0), 25(8-0) field 3 total measuring 24 kanal 00 marla from M/s Vikram Electric Equipment Pvt. Ltd. vide name change letter issued by Registrar of Company, Ministry of Corporate Affairs vide letter no.U68100HR1979PTC099851. The mutation of the same has been sanctioned vide mutation no.4346 dt.14-11-24.

That aforesaid owners M/s Vikram Electric Equipment Pvt. Ltd. is recorded as owners of the land bearing Rect no. 64, Killa No. 17(8-0), 24 (8-0), 25(8-0) field 3 measuring 24 Kanal 0 Marla situated within the revenue estate of village KherkiDaula, Tehsil Manesar District Gurgaon in the Jamabandi for the year 2019-20, 2014-15 and 2009-10.

That vide rapat No. 677 dated 07-08-2013 and vide rapat No. 735 dated 04-08-2014, the aforesaid land Rect No. 64, Killa No. 24Min(1-10), has been acquired by the Haryana Urban development Authority under Section 04 and 06 of L.A. Act and vide rapat no. 713 dated 29-07-2016, an award has been passed in respect of acquired land and land falling in Rect no. 64, Killa No. 24Min(6-10) has been left with owners.


ANURAG RAGHAV
Advocate
P-1320A/2003

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That vide rapat no.898 dt.05-07-22 the land falling in Rect. No.64 Kila no.25min(1-10) has been corrected from Rect. No.64 Kila NO.24min(1-10) which is shown in rapat no.713 dt.29-07-16.

That vide rapat no.267 dt.12-02-23, the licence has been granted over aforesaid land.

That mutation no.4346 rapat no. 677, 735, 713, 898, 267 are reflected in red ink in jamabandi for year 2009-10 till 2019-20 and are concerned with aforesaid owners and land and have been discussed above.

Hence, chain of title is completed in all respects.

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 Ltd. -Krishan Kumar Yadav-Mahender Pal Singh-Devender Singh Yadav-Giriraj Yadav-Virender Singh Yadav sons Suraj Mal Yadav S/o Khubi Ram -Harsh Yadav-Dhairya Yadav sons Surender Singh Yadav S/o Suraj Mal Yadav -Rakesh Kumar S/o Amrit Lal -M/s HIGHVISTA BUILDCON PVT. LTD** are the lawful owner/co-owner of the aforesaid land **mentioned in clause 1 & 2** under report to the extent of their share and has full authority and power to sell, transfer, collaborate, alienate the said land to the extent of their aforesaid share.

REPORT ON SEARCH


ANURAG RAGHAV
Advocate
P-1320A/2003

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That as per my inspection in the office of Sub-Registrar, Manesar, Sohna & Gurgaon 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 **mentioned in clause 1 & 2** is free from all sorts of encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.

OPINION

In my opinion, **M/s DLF Ltd. -Krishan Kumar Yadav-Mahender Pal Singh-Devender Singh Yadav-Giriraj Yadav-Virender Singh Yadav sons Suraj Mal Yadav S/o Khubi Ram -Harsh Yadav-Dhairya Yadav sons Surender Singh Yadav S/o Suraj Mal Yadav -Rakesh Kumar S/o Amrit Lal -M/s HIGHVISTA BUILDCON PVT. LTD** are competent to sell the above referred land and have valid, clear, absolute and marketable title in the aforesaid land **mentioned in clause 1 & 2** under report to the extent of their aforesaid share.

Yours sincerely


Anurag Raghav
Advocate, Gurgaon


ANURAG RAGHAV
Advocate
P-1320A/2003

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Manesar.
2. Certified copy of Jamabandi for the year 2019-20 & mutations

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AR-17/26

Dated:05-05-26

CERTIFICATE OF COURT SEARCH

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

1. Khewat No.07 Khata No.8 RectNo.64 Kila No.8/1(6-6), 13/1/2(4-4), 14(8-0) field 3 total measuring 18 kanal 10marla.
2. Khewat No.74 Khata No.78 Rect. No.64 Kila No.17(8-0), 24(8-0), 25min(6-10) field 3 total measuring 22 kanal 10 marla situated within the revenue estate of Village Kherki Daula, tehsil Manesar, District Gurugram of M/s DLF Ltd. -Krishan Kumar Yadav-Mahender Pal Singh-Devender Singh Yadav-Giriraj Yadav-Virender Singh Yadav sons Suraj Mal Yadav S/o Khubi Ram -Harsh Yadav-Dhairya Yadav sons Surender Singh Yadav S/o Suraj Mal Yadav -Rakesh Kumar S/o Amrit Lal -M/s HIGHVISTA BUILDCON PVT. 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

DDO Code: 0363	E - CHALLAN Government of Haryana	Candidate Copy
Valid Upto: 12-05-2026 (Cash) 06-05-2026 (Chq./DD)	*0151419283*	
GRN No.: 0151419283	Date: 05 May 2026 15:29:10	
Office Name: 0363-TEHSILDAR MANESAR		
Treasury: Gurgaon		
Period: (2026-27) One Time		
Head of Account	Amount ₹	
0030-03-104-98-51 Fees for searching re	15	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	15	
₹ Fifteen Rupees		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- 122001		
PAN No:		
Tenderer's Name: Anurag Raghav Advocate		
Address: Shivaji nagar - 122001		
Particulars: fees for inspection of records from 2009 till date		
Cheque-DD- Detail:		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	0151419283CNRB	
Payment Date:	05/05/2026	
Bank:	Canara Bank UPI	
Status:	Success	

DDO Code: 0363	E - CHALLAN Government of Haryana	AG/ Dept Copy
Valid Upto: 12-05-2026 (Cash) 06-05-2026 (Chq./DD)	*0151419283*	
GRN No.: 0151419283	Date: 05 May 2026 15:29:10	
Office Name: 0363-TEHSILDAR MANESAR		
Treasury: Gurgaon		
Period: (2026-27) One Time		
Head of Account	Amount ₹	
0030-03-104-98-51 Fees for searching re	15	
PD AcNo 0		
Deduction Amount: ₹	0	
Total/Net Amount: ₹	15	
₹ Fifteen only		
Tenderer's Detail		
GPF/PRAN/TIN/Actt. no./VehicleNo/TaxId:- 122001		
PAN No:		
Tenderer's Name: Anurag Raghav Advocate		
Address: Shivaji nagar - 122001		
Particulars: fees for inspection of records from 2009 till date		
Cheque-DD- Detail:		
FOR USE IN RECEIVING BANK		
Bank CIN/Ref No:	0151419283CNRB	
Payment Date:	05/05/2026	
Bank:	Canara Bank UPI	
Status:	Success	

* Note :-> Depositor should approach treasury for judicial stamps etc. after verifying successful/ Account Prepared status of this challan at 'Verify Challan' on e-Gras website. This status become available after 24 hrs of deposit of cash or clearance of cheque / DD.