

ANIL YADAV

Advocate

Office-Cum Residence : 340/3, Prem Nagar-2, Sector-12A, Gurgaon, Haryana-122001

Email : anilyadavadv@gmail.com, Enrolment No. P/669/1987

Mobile No. 9810761471

Ref. No.SR-19325

December 1, 2025

LEGAL SCRUTINY REPORT

To

The Chairman,
Haryana Real Estate Regulatory Authority,
Gurgaon.

Reg: - Legal Scrutiny report in respect of Landmark One Phase-2, an IT Park Colony, to be constructed in land bearing measuring 4.437 Acres, out of land bearing Rectangle No.98, Killa No.2 min (3-10), 3/2 (0-7), 4/2 (0-9), 6/2 (7-10), 7 (8-0), 8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 13/1/2 (1-1), 13/2 (1-12), 14/1 (7-12), 15/1/1 (0-9), 17 (6-13), 26 (1-0), total 66 Kanal 10 Marla i.e.8.3125 Acres, situated within revenue estate of village Badshahpur, Sector-67, Tehsil & District Gurgaon, belonging to by M/s. Landmark Apartments Private Limited, A-11, C. R. Park, New Delhi.

Sir,

As requested, I have conducted the legal investigation of the title and made a search of records in the registration office at Gurgaon and Badshahpur and other offices as required in the matter. I am sending you necessary legal scrutiny report on prescribed proforma of the Bank.

1	Name of the Branch seeking opinion. Please give reference of letter if any.	Not Applicable.
2	Name of the Borrower/s	Not Applicable



3	Name of the owner/s of the property	M/s. Landmark Apartments Private Limited, A-11, C. R. Park, New Delhi.		
4	Full and detailed description of the property including the following details.	A Landmark One Phase-2, IT Park Colony, to be constructed in land measuring 4.437 Acres out of land bearing Rectangle No.98, Killa No.2 min (3-10), 3/2 (0-7), 4/2 (0-9), 6/2 (7-10), 7 (8-0), 8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 13/1/2 (1-1), 13/2 (1-12), 14/1 (7-12), 15/1/1 (0-9), 17 (6-13), 26 (1-0), total 66 Kanal 10 Marla i.e.8.3125 Acres, situated within revenue estate of village Badshahpur, Sector-67, Tehsil & District Gurgaon.		
5.	Particulars of documents scrutinized:			
	Serial Number	Date	Description of document	Original/Photocopy of original/Notarised copy/Sub Registrar Certified copy/Photocopy of Notarised/Certified copy etc.
	i.	12.05.2008	License No.97 of 2008 dated 12.05.2008.	Verified on DTP site
	ii.	09.09.2025	Approval of revised Demarcation-cum-Zoning Plan bearing Memo No. ZP-453/PA (DK) 2025/35563 dated 09.09.2025.	Verified on DTP site
	iii.	12.01.2007	Sale Deed No.21372 dated 12.01.2007 registered at the office of Sub-Registrar,	Original



		Gurgaon.	
iv.	15.01.2007	Sale Deed No.21411 dated 15.01.2007 registered at the office of Sub-Registrar, Gurgaon.	Original
v.	17.01.2007	Sale Deed No.21731 dated 17.01.2007 registered at the office of Sub-Registrar, Gurgaon.	Original
vi.	17.01.2007	Sale Deed No.21740 dated 17.01.2007 registered at the office of Sub-Registrar, Gurgaon.	Original
vii.	13.02.2007	Sale Deed No.23651 dated 13.02.2007 registered at the office of Sub-Registrar, Gurgaon.	Original
viii.	06.10.2007	Sale Deed No.15748 dated 06.10.2007 registered at the office of Sub-Registrar, Gurgaon.	Original
ix.	-----	Jamabandi of the Years 2020-2021	Certified copy
x.	-----	Mutation No's.6641, 6898, 6905, 7017, 7034, 7035, 7036, 7039 &7049.	Certified copies
6	Tracing of title of property- It is expected that the title deed is traced for a period up to 30 years. Please discuss chain of title systematically referring to each document in the chain.	That Shri Rahul, Shri Dharmender sons, Smt. Sangeeta daughter and Smt. Jagvati widow of Shri Satbir son of Shri Ratan Lal; Shri Naresh son, Ms. Neetu daughter and Smt. Bimla widow of Shri Vinod son of Shri Ratan Lal; Shri Tejbir son of Shri Ratan Lal, Shri Vijender, Shri Vikram sons, Smt. Usha daughter and Smt. Kanta widow of Shri Ranbir, all residents of village Ramgarh Ki Dhani Badshahpur, Tehsil & District Gurgaon, were owners in possession of land bearing Khewat No.73, Rectangle No.98, Killa No.8 (8-0), 9 (8-0); 12 (8-0), 13/1/1 (5-7),	

		<p>26 (1-0), total 29 Kanal 7 Marla, to the extent of 1/7th share i.e. 4 Kanal 4 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, vide Jamabandi of the Years 1995-96 & Mutation No.7017.</p> <p>That Shri Rahul, Shri Dharmender, Smt. Sangeeta and Smt. Jagvati; Shri Naresh, Ms. Neetu and Smt. Bimla; Shri Tejbir, Shri Vijender, Shri Vikram, Smt. Usha and Smt. Kanta sold their shares in the above said land to M/s. Landmark Apartment Private Limited, 17, Orchid Square, A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.21731 dated 17.01.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Tehsildar, Gurgaon, sanctioned Mutation in favour of M/s. Landmark Apartment Private Limited vide Mutation No.7036.</p> <p>That Shri Tej Pal son of Shri Gordhan, resident of village Ramgarh Ki Dhani Badshahpur, Tehsil & District Gurgaon, was owner in possession of land bearing Khewat No.73, Rectangle No.98, Killa No. 13/1/2 (1-1), situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, vide Jamabandi of the Years 1995-96 & Mutation No.7017.</p>
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	<p>That Shri Tej Pal sold the above said to M/s. Landmark Apartment Private Limited, 17, Orchid Square, A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.23651 dated 13.02.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Tehsildar, Gurgaon, sanctioned Mutation in favour of M/s. Landmark Apartment Private Limited vide Mutation No.7049.</p> <p>That Shri Moharpal, Shri Ballu, Shri Trilok sons of Shri Prem Singh (to the extent of 3/7th share), Shri Jaggan son of Shri Prem Singh (to the extent of 1/7th share), Shri Jai Kishan, Shri Satbir, Shri Mahesh, Shri Ramesh, Shri Sanjay sons, Smt. Chandri widow Shri Balaram son of Shri Prem Singh (to the extent of 1/7th share), all residents of village Ramgarh Ki Dhani Badshahpur, Tehsil & District Gurgaon, were owners in possession of land bearing Khewat No.75, Khatoni No.98, Rectangle No.98, Killa No.3 (7-13), 4 (4-11), 5 (1-8), 6 (8-0), 7 (8-0), 13/2 (1-12), 14 (8-0), 15/1 (0-18), 17 (6-13), total 46 Kanal 15 Marla, to the extent of 33 Kanal 8 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, vide Jamabandi of the Years 1995-96 & Mutation No.7017.</p>
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	<p>That Shri Moharpal, Shri Ballu, Shri Trilok, Shri Jaggan, Shri Jai Kishan, Shri Satbir, Shri Mahesh, Shri Ramesh, Shri Sanjay and Smt. Chandri sold their shares in the above said to M/s. Landmark Apartment Private Limited, 17, Orchid Square, A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.21740 dated 17.01.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Tehsildar, Gurgaon, sanctioned Mutation in favour of M/s. Landmark Apartment Private Limited vide Mutation No.7039.</p> <p>That Smt. Jagmali widow, Shri Dharam Singh son of Shri Prem Singh, both residents of village Ramgarh Ki Dhani Badshahpur, Tehsil & District Gurgaon, were owners in possession of land bearing Khewat No.75, Khatoni No.98, Rectangle No.98, Killa No.3 (7-13), 4 (4-11), 5 (1-8), 6 (8-0), 7 (8-0), 13/2 (1-12), 14 (8-0), 15/1 (0-18), 17 (6-13), total 46 Kanal 15 Marla, to the extent of 2/7th share i.e.13 Kanal 7 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, vide Jamabandi of the Years 1995-96 & Mutation No.7017.</p> <p>That Smt. Jagmali and Shri Dharam Singh sold their shares in the above said to M/s. Landmark Apartment Private Limited, 17, Orchid Square,</p>
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	<p>A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.15748 dated 06.10.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Shri Bhai Ram son of Shri Pat Ram, to the extent of 1/8th share, Smt. Mahenderi wife of Shri Nanak Chand, to the extent of 1/8th share, Shri Sumarta, Shri Gordhan and Shri Badlu @ Ballu sons of Shri Kundan, to the extent of 3/4th share i.e. 1/4th share each, all resident of village Badshahpur, Tehsil and District Gurgaon, were coming owner in possession of land bears Khewat No.58, Khatoni No.83, Rectangle No.70, Killa No. 20 (8-0), 21 (3-0), Rectangle No.98, Killa No's. 1 (8-0), 2 (8-0), 18 (6-13), 26 (1-0), total 32 Kanal 9 Marla, Khatoni No.84, Rectangle No.98, Killa No. 13/1 (6-8), Khatoni No.85, Rectangle No.98, Killa No.9 (8-0), Khatoni No.86, Rectangle No.98, Killa No.8 (7-0), Khatoni No.87, Rectangle No.98, Killa No.12 (8-0), total 29 Kanal 8 Marla, Grand total 61 Kanal 12 Marla, situated within revenue estate of village Badshahpur, Tehsil District Gurgaon, vide Jamabandi of the Years 1995-96.</p> <p>That after death of Shri Badlu @ Ballu; Shri Sukhpal, Shri Bega Singh sons of Shri Badlu @ Ballu and Shri Mukesh son of Shri Tek Chand son of Shri Badlu @ Ballu his son Shri Mahesh Kumar inherited his share in the above-mentioned land vides Mutation No.6898.</p>
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	<p>That Shri Sukhpal, Shri Bega Singh (to the extent of 205/1078th share) and Shri Mukesh (to the extent of 103/1078th share), after partition of above-mentioned land with their co-shares vide Mutation No.7017, got land bears Khewat No.73, Rectangle No.70, Killa No.20 (8-11), 21 (3-0), Rectangle No.98, Killa No.1 (8-0), 2 (8-0), 8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 26 (1-0), total 53 Kanal 18 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon.</p> <p>That Shri Sukhpal, Shri Bega Singh and Shri Mukesh sold their shares in land bears Khewat No.73, Rectangle No.98, Killa No.8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 26 (1-0), total 29 Kanal 7 Marla, to the extent of 2/7th share i.e. 8 Kanal 8 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, M/s. Landmark Apartment Private Limited, 17, Orchid Square, A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.21372 dated 12.01.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Tehsildar, Gurgaon, sanctioned Mutation in favour of M/s. Landmark Apartment Private Limited vide Mutation No.7035.</p> <p>That after death of Shri Bhai Ram, his son Shri Mahesh Kumar inherited his share in the above-</p>
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	<p>mentioned land vides Mutation No.6641.</p> <p>That after death of Shri Sumarta; Shri Ram Jiwan, Shri Ram Pal, Shri Dungar, Shri Jai Ram sons, Smt. Ramo, Smt. Shyamo, Smt. Buddo daughters and Smt. Muthari widow of Shri Sumarta inherited his share in the above-mentioned land vides Mutation No.6905.</p> <p>That Shri Mahesh Kumar, Smt. Mahendri, Shri Ram Jiwan, Shri Ram Pal, Shri Dungar, Shri Jai Ram, after partition of above-mentioned land with their co-shares vide Mutation No.7017, got land bears Khewat No.73, Rectangle No.70, Killa No.20 (8-11), 21 (3-0), Rectangle No.98, Killa No.1 (8-0), 2 (8-0), 8 (8-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 26 (1-0), total 53 Kanal 18 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon.</p> <p>That Shri Mahesh Kumar, Smt. Mahendri, Shri Ram Jiwan, Shri Ram Pal, Shri Dungar, Shri Jai Ram sold the land bears Khewat No.73, Rectangle No.98, Killa No.8 (8-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 26 (1-0), total 29 Kanal 7 Marla, to the extent of 4/7th share i.e. 16 Kanal 15.5 Marla, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon, M/s. Landmark Apartment Private Limited, 17, Orchid Square, A-Block, Sushant Lok-I, Gurgaon, vide Sale Deed No.21411 dated</p>
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		<p>15.01.2007 registered at the office of Sub-Registrar, Gurgaon.</p> <p>That Tehsildar, Gurgaon, sanctioned Mutation in favour of M/s. Landmark Apartment Private Limited vide Mutation No.7034.</p> <p>That Haryana Government Town and Country Planning Department has granted license under the Haryana Development & Regulation of Urban Areas Act, 1975, and Rules 1976 to M/s. Landmark Apartment Private Limited for setting up a I. T. Park known as 'Landmark Cyber Park' in the above said land bearing Rectangle No.98, Killa No.13/1/2 (1-1), 8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 26 (1-0), 3/2 (0-7), 4/2 (0-9), 6/2 (7-10), 7 (8-0), 13/2 (1-12), 14/1 (7-12), 15/1/1 (0-9), 17 (6-13) 2 min (3-10), total 66 Kanal 10 Marla i.e.8.3125 Acres, situated within revenue estate of village Badshahpur, Tehsil & District Gurgaon vide License No.97 of 2008.</p> <p>That M/s. Land Mark Apartments Private Limited has got approval of revised Demarcation-cum-Zoning Plan and Phasing Plan for IT Park Colony area measuring 8.3125 Acres from Director, Town & Country Planning, Haryana, Chandigarh vide Approval of revised Demarcation-cum-Zoning Plan bearing Memo No. ZP-453/PA (DK) 2025/35563 dated 09.09.2025.</p>
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		<p>That M/s. Land Mark Apartments Private Limited intends to develop and construct Landmark One Phase-2, of IT Park Colony in land measuring 4.437 Acres out of land bearing Rectangle No.98, Killa No.2 min (3-10), 3/2 (0-7), 4/2 (0-9), 6/2 (7-10), 7 (8-0), 8 (7-0), 9 (8-0), 12 (8-0), 13/1/1 (5-7), 13/1/2 (1-1), 13/2 (1-12), 14/1 (7-12), 15/1/1 (0-9), 17 (6-13), 26 (1-0), total 66 Kanal 10 Marla i.e.8.3125 Acres, situated within revenue estate of village Badshahpur, Sector-67, Tehsil & District Gurgaon.</p> <p>That M/s. Landmark Apartment Private Limited has clear, free, legal, valid and marketable title to the land of Landmark One Phase-2, of IT Park Colony in question.</p>
7	<p>Extent of ownership- Please discuss whether entitlement to property is on full ownership basis or limited ownership basis. For eg: leasehold rights, tenancy rights, occupancy rights etc. What are the implications of limitation? Please discuss about the permissions etc needed for mortgage in case of lease hold/tenancy/occupancy</p>	<p>M/s. Landmark Apartments Private Limited is absolute owner in possession of land pertaining to the Landmark One Phase-2, of IT Park Colony.</p>



	rights etc.	
8	<p>In case the property proposed to be mortgaged belongs to special constitution/ special legal entities listed below, please discuss about the requirements including the ones given below.</p> <p>1) Company:</p> <p>i) Compliance with the provisions of Companies Act 2013 and in particular section 186.</p> <p>ii) Compliance with the object clause in the Memorandum of Association.</p> <p>iii) Compliance with the borrowing powers/ power to give property as security in the Memorandum of Association/ article of Association.</p> <p>iv) Necessary resolutions.</p> <p>2) Trust/Society/Partnership Firm:</p> <p>i) Compliance with the</p>	Not Applicable.



	<p>applicable law relating to the trust/ Society/Partnership firm.</p> <p>ii) Borrowing powers/ power to give property as security under the applicable trust law and also under the trust deed/ Society By-Laws/ Partnership deed and its applicable laws.</p> <p>iii) Necessary resolution.</p>	
9	<p>Minor's interest- Have you considered whether the title scrutinized includes minor's rights? If so how bank's interest can be safeguarded fully?</p>	That there is no claim of minor in the property in question.
10	<p>Whether there are any restrictions under State/local law, custom or otherwise for mortgaging the property in favor of Bank. For e. g. In Karnataka agricultural property cannot be mortgaged for non-agricultural loans. Please discuss in detail.</p>	No.
11	Whether the location of the	Not Applicable.

	<p>property is subject to any legal restriction or restriction regarding its transferability or use. For e. g. Coastal Zone regulation.</p> <p>If specific orders are needed for use of the property for the intended purpose for example industrial use etc., please discuss about the same.</p>	
12	<p>Whether the location of the property is subject to any legal restriction or restriction regarding its transfer or use under town planning or similar laws. For e. g. property in greenbelt area, residential zone etc.</p>	Not Applicable.
13	<p>Whether there is any indication in the documents to show that the property is under acquisition proceedings under Land Acquisition Act. Similarly whether by usual exposure to local affairs, the Advocate suspects that the property is</p>	<p>The property in question has not been acquired under Land Acquisition Act, 1894 and no notification giving intention of acquisition of the land in near future has been issued.</p>



	under acquisition proceedings or is likely to be acquired soon under Land Acquisition Act. Please discuss in detail.	
14	Whether there is any indication in the document (for e. g. a document is marked as 'an Exhibit' in Court proceedings) that the property is subject to any litigation. Similarly whether by usual exposure to cases in local Courts, Advocate suspects that the property is subject to any litigation. Please discuss in detail.	That the property is not a subject matter of any litigation, attachments, injunctions, agreement of sale, acquisition proceedings etc as per the documents examined by me.
15	Please discuss about the recognition of the ownership/ possession by the Revenue, Municipal or other authorities concerned by reference to RTC, Khata etc.	M/s. Landmark Apartments Private Limited is owner of land in question vide various sale deeds and as per Jamabandi of the Years 2020-2021.
16	Please discuss about approval of building plan, building license, completion certificate, occupancy	Not Applicable.

	certificate and such other documents to ensure that the building is in compliance with the relevant laws.	
17	Please discuss about up-to-date payment of outgoings of the property like land revenue, property tax etc., with reference to the related receipts.	Not Applicable.
18	Whether documents indicate that the owner is in the occupation of the property. If the property is tenanted, details of tenancy may be discussed. Are there any indications in the documents to show that somebody else than the owner is in the possession of the property. If yes, please discuss in detail.	Yes.
19	Please discuss about the Encumbrance and Registered transactions concerning the property with reference to Encumbrance certificate, search reports etc., for a minimum period of 13	My verification/ Search in the office of Sub-Registrar, Gurgaon and Badshahpur, from 2012 to 2025 reveal that no encumbrances on the remaining/unsold units that would adversely affect the Bank are found.



	completed years.	
20	Please discuss as to whether the documents indicate any attachment or other proceedings by Revenue authorities, tax authorities, court/other authorities	No.
21	Whether as per documents the property is clearly demarcated on the grounds or is un-demarcated portion of larger area. Please discuss.	That the land in the project in question is clearly demarcated on the grounds and are identifiable by its distinctive number and there is proper approach road/Rasta to the property in question.
22	Mention nature of property: Like agricultural, non agricultural, residential, Industrial, industrial etc. Whether the Bank can proceed against the property under the SARFAESI Act.	The land in question is licensed land.
23	In case of Flat/ Apartment/Unit in Industrial complex etc, please discuss about relevant by laws, permission from the society, restrictions on transfer etc.	Not Applicable.
24	Whether as a professional, having exposure to title	No.



	deeds/ other documents, lawyer notices any features/discrepancies in them giving rise to suspicion that they may be fabricated or forged.	
25	In case any Power of Attorney is used in the documents verify the genuineness and accuracy of Power of Attorney and the extent of powers. Whether the Power of Attorney is properly executed/ stamped/ authenticated/ enforceable as per the law. Whether it is in currency?	Not Applicable.
26	List of title deeds to be deposited for creating Equitable Mortgage.	Not Applicable.
27	List of persons who should join in Simple Mortgage/ Deposit of Title Deeds and execute mortgage deed/ Memorandum of Deposit of Title Deeds.	Not Applicable.
28	Whether MDTD is compulsorily registerable in the state under Registration	No.



	Act.	
29	Additional issues and discussions, if any.	No.

CERTIFICATE

I certify that M/s. Landmark Apartments Private Limited has clear and marketable title to the unsold units in the Landmark Cyber Park described below except the charge of Karnataka Bank Limited, SCF-21, Sector-14, Gurgaon and the same can be taken by the Bank as security for the loan.

Schedule of the property: - Landmark One Phase-2, IT Park Colony, to be constructed in land measuring 4.437 Acres out of land bearing Rectangle No.98, Killa No.2 min (3-10), 3/2 (0-7), 4/2 (0-9), 6/2 (7-10), 7 (8-0), 8 (7-0), 9 (8-0); 12 (8-0), 13/1/1 (5-7), 13/1/2 (1-1), 13/2 (1-12), 14/1 (7-12), 15/1/1 (0-9), 17 (6-13), 26 (1-0), total 66 Kanal 10 Marla i.e.8.3125 Acres, situated within revenue estate of village Badshahpur, Sector-67, Tehsil & District Gurgaon.

Place: Gurgaon

Date: 01.12.2025


Signature of Advocate

ANIL YADAV
Advocate

340/3, Prem Nagar, Gurgaon
Mob: 9810761171

(Second party copy) B Book Receipt for Non Registration Purpose 01-12-2025

No:3309

Sub Register Office :बादशाहपुर

Date :01-12-2025

Received with Thanks from **Anil Yadav Adv Year 2017 to 2025** resident of **Ggm** sum of rs **ten**
on account of **Inspection** charges.

Rs.10



(Second party copy) B Book Receipt for Non Registration Purpose 01-12-2025

No:20992

Sub Register Office :गुरुग्राम

Date :01-12-2025

Received with Thanks from **Anil Yadav Adv Gurugram Year 2010-2017** resident of **GGM** sum of rs
ten
on account of **Inspection** charges.

Rs.10

