

# TEEKA RAM

ADVOCATE

**Chamber :**

Chamber no. 35, Block -C, District Courts Gurugram

E-mail: - [teekaramadv@gmail.com](mailto:teekaramadv@gmail.com)

Mob. : +91-9911829817

TR/03/24

21.03.2024

**TO WHOMSOEVER IT MAY CONCERN**

**Sub.: Legal Opinion in respect to land comprised in Khewat No. 268 Khatouni No. 368 Khasra No. 161/2 (1-11-0), 163/1(1-15-0), 165/1/1(0-1-0), 166/1(0-13-0), total Kitta 4 admeasuring 4 Bigha 0 Biswa 10 Biswansi situated in the revenue estate of Village-Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the name of M/s Crazy Properties Pvt. Ltd.**

Sir,

**1. Immovable Property:**

Land comprised in Khewat No. 268 Khatouni No. 368 Khasra No. 161/2 (1-11-0), 163/1(1-15-0), 165/1/1(0-1-0), 166/1(0-13-0), total Kitta 4 admeasuring 4 Bigha 0 Biswa 10 Biswansi situated in the



For Vatika Limited

Authorized Signatory

revenue estate of Village- Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the name of **M/s Crazy Properties Pvt. Ltd.**

**2. Documents Examined:**

**In respect to the above mentioned land following documents are examined which are detailed as under:-**

- Certified copies of Jamabandi for the year 1985-86 consisting the Khewat No. 268 updated as on date.
- Inspected the Jamabandi record in revenue record before the Halka Patwari of the village- Sikhopur.
- Mutation no. 4379 by which M/s Crazy Properties Pvt. Ltd. purchased the land by way of sale deed and the mutation got registered in the name of M/s Crazy Properties Pvt. Ltd.
- Mutation no. 4676 got registered after partitioned the land by order of consolidation officer.
- Made the inspection before the Sub-Registrar Manesar for the registered records vide receipt no. 6678 dated 21-03-2024 at sub-registrar, Manesar Gurugram.

**3. Nil Encumbrance Certificate:**

I have searched the index register before the Halka Patwari Sikhopur for the period of Last thirteen years (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.



For Vatika Limited

Authorised Signatory

4. **Final Certificate: -**

That on the basis of records available in the office of Sub-registrar and Halqa Patwari the above-mentioned land owner M/s Crazy Properties Pvt. Ltd. is having valid, legal and marketable title over the above-mentioned land **Khewat No. 268 Khatouni No. 368 Khasra No. 161/2 (1-11-0), 163/1(1-15-0), 165/1/1(0-1-0), 166/1(0-13-0), total Kitta 4 admeasuring 4 Bigha 0 Biswa 10 Biswansi** and the same has been dully mutated in the name of **M/s Crazy Properties Pvt. Ltd.**

That **M/s Crazy Properties Pvt. Ltd.** has a valid marketable title for entering or executing any further document with any party.

Yours Sincerely,

  
**TEEKA RAM, Advocate**  
Enroll. No. P/1023/2010  
Mob. 9911829817

**TEEKA RAM, ADVOCATE**

For Vatika Limited

  
Authorised Signatory

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

21-03-2024

No:6678

Sub Register Office :Manesar

Date :21-03-2024

Received with Thanks from TEEKA RAM ADV 2009 TO TILL DATE resident of GGM sum of rs fifteen on account of Inspection charges.

Rs.15

  
Sub Registrar  
(Incharge)  
(Surgeon)

For Vatika Limited

  
Authorised Signatory

# TEEKA RAM

ADVOCATE

Chamber :

Chamber no. 35, Block -C, District Courts Gurugram

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TR/01/24\_

21.03.2024

TO WHOMSOEVER IT MAY CONCERN

**Sub.: Legal Opinion in respect to land comprised in Khewat No. 409 Khatouni No. 543 Khasra No. 57(0-18-0), 58/1(0-13-0), 59/2 (0-11-0), 60(2-5-0), 61 (1-14-0), total Kitta 5 admeasuring 6 Bigha 1 Biswa 0 Biswansi situated in the revenue estate of Village- Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the name of M/s Mandell Developers Pvt. Ltd. having share 75/2420, M/s Vatika One India Next Pvt. Ltd. having share 2241/2420 & M/s Sahar Land & Housing Pvt. Ltd. having share 104/2420.**

Sir,

**1. Immovable Property:**

Land comprised in Khewat No. 409 Khatouni No. 543 Khasra No. 57(0-18-0), 58/1(0-13-0), 59/2 (0-11-0), 60(2-5-0), 61 (1-14-0), total Kitta 5 admeasuring 6 Bigha 1 Biswa 0 Biswansi situated in the

for Vatika Limited

Authorised Signatory

revenue estate of Village- Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the above named company.

**2. Documents Examined:**

**In respect to the above mentioned land following documents are examined which are detailed as under:-**

- Certified copies of Jamabandi for the year 1985-86 consisting the Khewat No. 409 updated as on date.
- Inspected the Jamabandi record in revenue record before the Halka Patwari of the village- Sikhopur.
- Mutation no. 4745 got registered after partitioned the land by order of consolidation officer.
- Mutation no. 5302, 5303 got registered for change of name vides order issued from Registrar of Companies.
- Mutation no. 5307, 5308 got registered for change of name vides order issued from Registrar of Companies.
- Made the inspection before the Sub-Registrar Manesar for the registered records vide receipt no. 6676 dated 21-03-2024 at sub-registrar, Manesar Gurugram.

**3. Nil Encumbrance Certificate:**

I have searched the index register before the Halka Patwari Sikhopur for the period of Last thirteen years (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.



For Vatika Limited

Authorised Signatory

4. **Final Certificate: -**

That on the basis of records available in the office of Sub-registrar and Halqa Patwari the above-mentioned land owner having valid, legal and marketable title over the above-mentioned land **Khewat No. 409 Khatouni No. 543 Khasra No. 57(0-18-0), 58/1(0-13-0), 59/2 (0-11-0), 60(2-5-0), 61 (1-14-0), total Kitta 5 admeasuring 6 Bigha 1 Biswa 0 Biswansi** and the same has been dully mutated in the name of **M/s Mandell Developers Pvt. Ltd. having share 75/2420, M/s Vatika One India Next Pvt. Ltd. having share 2241/2420 & M/s Sahar Land & Housing Pvt. Ltd. having share 104/2420**

That **M/s Mandell Developers Pvt. Ltd. having share 75/2420, M/s Vatika One India Next Pvt. Ltd. having share 2241/2420 & M/s Sahar Land & Housing Pvt. Ltd. having share 104/2420** having a valid marketable title for their respective share for entering or executing any further document with any party.

Yours Sincerely,

  
**TEEKA RAM, Advocate**  
Enroll. No. P/1023/2010  
Mob. 9911829817

**TEEKA RAM, ADVOCATE**

For Vatika Limited

  
Authorised Signatory

(Second party copy )

B Book Receipt for Non Registration Purpose

21-03-2024

No:6676

Sub Register Office :Manesar

Date :21-03-2024

Received with Thanks from TEEKA RAM ADV 2009 TO TILL DATE resident of GGM sum of rs fifteen on account of Inspection charges.

Rs.15

  
SU (Incharge) r  
Manesar (Gurgaon)

For Vatika Limited

  
Authorised Signatory

# TEEKA RAM

ADVOCATE

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21.03.2024

**TO WHOMSOEVER IT MAY CONCERN**

**Sub.: Legal Opinion in respect to land comprised in Khewat No. 209 Khatouni No. 279 to 291 Khasra No. 152(0-8-0), 153(0-8-0), 154 (0-8-0), 155(0-13-0), 156(1-9-0), 157/1(0-8-0) total Kitta 6 admeasuring 3 Bigha 14 Biswa 0 Biswansi situated in the revenue estate of Village-Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the name of M/s Mandell Developers Pvt. Ltd. having share 131/4145, M/s Vatika One India Next Pvt. Ltd. having share 3842/4145 & M/s Sahar Land & Housing Pvt. Ltd. having share 172/4145.**

Sir,

**1. Immovable Property:**

Land comprised in Khewat No. 209 Khatouni No. 279 to 291 Khasra No. 152(0-8-0), 153(0-8-0), 154 (0-8-0), 155(0-13-0), 156(1-9-0), 157/1(0-8-0) total Kitta 6 admeasuring 3 Bigha 14 Biswa 0 Biswansi



For Vatika Limited

Authorized Signatory

situated in the revenue estate of Village- Sikhopur, Tehsil- Manesar, District Gurugram, Haryana, in the above named company.

**2. Documents Examined:**

**In respect to the above mentioned land following documents are examined which are detailed as under:-**

- Certified copies of Jamabandi for the year 1985-86 consisting the Khewat No. 409 updated as on date.
- Inspected the Jamabandi record in revenue record before the Halka Patwari of the village- Sikhopur.
- Mutation no. 5302, 5303 got registered for change of name vides order issued from Registrar of Companies.
- Mutation no. 5307, 5308 got registered for change of name vides order issued from Registrar of Companies.
- Made the inspection before the Sub-Registrar Manesar for the registered records vide receipt no. 6677 dated 21-03-2024 at sub-registrar, Manesar Gurugram.

**3. Nil Encumbrance Certificate:**

I have searched the index register before the Halka Patwari Sikhopur for the period of Last thirteen years (original inspection receipts are enclosed herewith) and no registered charge or encumbrance is revealed.

**4. Final Certificate: -**



For vatika Limited

Authorised Signatory

That on the basis of records available in the office of Sub-registrar and Halqa Patwari the above-mentioned land owner having valid, legal and marketable title over the above-mentioned land **Khewat No. 209 Khatouni No. 279 to 291 Khasra No. 152(0-8-0), 153(0-8-0), 154 (0-8-0), 155(0-13-0), 156(1-9-0), 157/1(0-8-0) total Kitta 6 admeasuring 3 Bigha 14 Biswa 0 Biswansi** and the same has been dully mutated in the name of **M/s Mandell Developers Pvt. Ltd. having share 75/2420, M/s Vatika One India Next Pvt. Ltd. having share 2241/2420 & M/s Sahar Land & Housing Pvt. Ltd. having share 104/2420**

That **M/s Mandell Developers Pvt. Ltd. having share 75/2420, M/s Vatika One India Next Pvt. Ltd. having share 2241/2420 & M/s Sahar Land & Housing Pvt. Ltd. having share 104/2420** having a valid marketable title for their respective share for entering or executing any further document with any party.

Yours Sincerely,

  
**TEEKA RAM, Advocate**  
Enroll. No. P/1023/2010  
Mob. 9911829817

**TEEKA RAM, ADVOCATE**

For vatika Limited

  
Authorised Signatory

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

21-03-2024

No:6677

Sub Register Office :Manesar

Date :21-03-2024

Received with Thanks from TEEKA RAM ADV 2009 TO TILL DATE resident of GGM sum of rs fifteen on account of Inspection charges.

Rs.15

  
Sub Registrar  
( Incharge)  
Manesar (Gurgaon)

For Vatika Limited

  
Authorised Signatory