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Office: Lawyers' Chamber No. 15, Block - A, District Courts, Gurugram - 122001 (Haryana)

Ref. No.

Date: 01/10/2025

To,

M/s CCRK Developers LLP

Village Dhunela, Tehsil Sohna, Gurugram.

Subject: Legal Opinion.

Sir,

I have been called upon to submit my legal opinion in respect of land bearing Rect. No. 36 Killa No. 1(8-0), 2(8-0), 3/1/1(0-15), Rect. No. 37 Killa No. 5/2(4-0), total measuring 20 Kanals 15 Marlas, situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon.

1. Land bearing Rect. No. **36 Killa No. 1(8-0) 2(8-0) 3/1(0-18)** 8(1-2) 9(8-0) 10(8-0) 11(8-0) Rect. No. **37 Killa No. 5/2(4-0)** 6(8-0) 7(8-0) 8/1(3-0) 13/2(3-0) 14(8-0) 15(8-0) 16/2(3-0) 17(8-0) 18(8-0) 19(8-0) 20(2-2) Kita 19 total admeasuring 113 Kanal 2 Marla, situated in the revenue estate of Village Dhunela, Tehsil Sohna, District Gurgaon.
2. That Jamabandi for the year 1994-95 (**Annexure 1**), 1999-2000 (**Annexure 2**) reflects Sh. Dharampal Singh Son of Sh. Chetram to be owner in possession of aforesaid land holding.

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3. That by virtue of rapat roznamcha bearing no. 512 dated 03.08.1996, land bearing Rect. No. 36 Killa nos. 8, 9 Rect. No. 37 Killa no. 6 had been mortgaged in favour of PLDB for a sum of Rs. 5,000/-. Subsequently, the aforesaid land holding had been redeemed. Rapat roznamcha bearing nos. 149 and 150 dated 16.12.1999 were entered in this regard.
4. That Sh. Dharampal suffered decree dated 04.01.2000 passed by Sh. L.N. Jindal, Additional Civil Judge, (Sr. Division), Gurgaon in respect of land bearing Rect. No. **36 Killa nos. 1(8-0) 10(8-0) 11(8-0) Rect. No. 37 Killa nos. 5/2(4-0) 6(8-0) 7(8-0) 8/1(3-0) 13/2(3-0) 14(8-0) 15(8-0)** total measuring 66 Kanals in favour of Chander Mohan and Priya Mohan. Mutation bearing no. 1320 (**Annexure 3**) was sanctioned on the basis of aforesaid judgment and decree.
5. That Jamabandi for the year 2004-05 (**Annexure 4**), 2009-10 (**Annexure 5**), 2014-15 (**Annexure 6**) and 2019-20 (**Annexure 7**), reflect Dharampal Singh to be owner in possession of land bearing Rect. No. **36 Killa nos. 2(8-0) 3/1(0-18) 8(1-2) 9(8-0) Rect. No. 37 Killa nos. 16/2(3-0) 17(8-0) 18(8-0) 19(8-0) 20(2-2)** total measuring 47 Kanals 2 Marlas.
6. That land bearing Rect. No. **36 Killa nos. 3/1 min(0-3) 8 min(0-3)** had been notified under Section 3A & 3D of NHAI Act. Rapat roznamcha bearing nos. 172 dated 29.10.2017 & 99 dated 05.10.2018 had been entered on the basis of aforesaid notifications.

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7. That land bearing Rect. No. **36 Killa nos. 3/1/2(0-3)** had been acquired and Rapat Roznamcha bearing no. 472 dated 08.03.2019 had been entered on the basis of aforesaid acquisition. Subsequently, mutation bearing no. 2282 (**Annexure 8**) was sanctioned in favour of National Highway Authority of India. The remaining land was renumbered therein as Rect. No. **36 Killa nos. 3/1/1(0-15)** as per sizra carved in mutation bearing 2282 (Annexure 8).
8. That Sh. Dharampal executed a registered release deed bearing Vasika no 298 dated 11/04/2022 in favour of Sh. Priya Mohan in respect of land bearing Rect. No **36 Killa No 2(8-0), 3/1/1(0-15)**, total 8 Kanal 15 Marla and mutation bearing no 2414 (**Annexure 9**) is entered and sanctioned based upon it.
9. That jamabandi for the years 2004-05 (**Annexure 10**), 2009-10 (**Annexure 11**), 2014-15 (**Annexure 12**) and 2019-20 (**Annexure 13**), reflect Chander Mohan and Priya Mohan to be owner in possession of land bearing Rect. No. **36 Killa nos. 1(8-0) 10(8-0) 11(8-0)** Rect. No. **37 Killa nos. 5/2(4-0) 6(8-0) 7(8-0) 8/1(3-0) 13/2(3-0) 14(8-0) 15(8-0)** total measuring 66 Kanals.
10. That a gift deed bearing no 2318 dated 10/06/2022 executed in favour Government of Haryana by Sh. Chander Mohan & Priya Mohan in respect of the land bearing Rect. No 37 Killa No 13/2/1(0-17), 14/1(1-6), 7/2(1-12), 8/1/2(1-1), total measuring 4 Kanal 16 Marla along with Sh. Dharampal in respect of land Rect. No 36 Killa No 8/2/2(2-

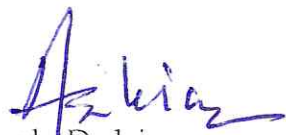
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8), total measuring 2 Kanal 8 Marla and jointly admeasuring 7 Kanal 4 Marla. And the mutation bearing 2436 **(Annexure 14)** is entered and sanctioned based upon it.

11. That as far as revenue record is concerned land bearing Rect. No. **36 Killa No. 1(8-0), 2(8-0), 3/1/1(0-15), Rect. No. 37 Killa No. 5/2(4-0)**, total measuring 20 Kanals 15 Marlas is reflected to be owned and possessed by Chander Mohan and Priya Mohan. Title held by aforesaid owners is valid and marketable as far as revenue record is concerned.

Note: Annexure attached herewith.


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P/1132/2001