

ORTUS LAW CHAMBERS

BALDEV KUMAR SINGH

FINAL TITLE SEARCH & LEGAL SCRUTINY REPORT

To,
The Registrar,
Haryana Real Estate Regulatory Authority (HRERA)
Haryana

Sub: Title Search Report & Legal Scrutiny Report in respect of land admeasuring 13.275 Acres, situated at Revenue Estate of Village Pataudi, Sector-3, District Gurugram, Haryana, proposed to be developed as "YCON PLATINUM HEIGHTS" by YCON INFRA, a partnership firm.

Dear Sir,

As per instructions received, I, Baldev Kr. Singh, Advocate, has conducted the legal scrutiny of the land proposed to be developed by **Y CON INFRA, a Partnership firm** and has investigated the title of the landowners by examining the documents, revenue records and particulars produced before me. My report is as under:

Project: YCON PLATINUM HEIGHTS

Location: Revenue Estate of Village Pataudi, Sector-3, Gurugram (Gurugram District), Haryana

Total Area: 13.275 Acres (106 Kanal-4 Marla approx.)

- Owners / Collaborators:** Shri Ramesh Kumar (R.K.) Yadav, Shri Mukul Kumar Yadav, Shri Alok Yadav, and Smt. Jyoti Yadav (collectively "the Owners"). All the above persons are recorded as owners in the Jamabandi records and are named as licensees in DTCP Licence No. 193 of 2025.
- Promoter / Developer:** **Y CON INFRA** (hereinafter "the Developer") acting as Promoter under Section 2(zk) of the Real Estate (Regulation and Development) Act, 2016, by virtue of:
 - Registered Collaboration Agreement
 - Registered Power of Attorney


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3. DESCRIPTION OF PROPERTY:

Particular	Description
Village	Pataudi
Sector	Sector – 3
District	Gurugram
State	Haryana
Nature of Project	Affordable Group Housing Colony

4. AREA & PARCEL DETAILS

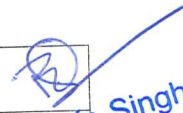
Parcel	Area
Parcel -1	32 Kanal 15 Marla
Parcel -1	29 Kanal 16 Marla
Parcel -1	16 Kanal
Parcel -1	15 Kanal 8 Marla
Parcel -1	12 Kanal 5 Marla Sarsai
Total	106 Kanal 4 Marla (13.275 Acres)

The detailed **Khewat / Rectangle / Killa-wise schedule** is as per the **Schedule of Land** annexed to **DTCP Licence No. 193 of 2025**, which is adopted as **Schedule II** to this report.

5. STATUTORY STATUS – AFFORDABLE HOUSING

5.1 DTCP LICENSE

Particular	Details
License No	193 of 2025


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Issuing Authority	Directorate of Town & Country Planning, Haryana
Purpose	Affordable Group Housing
Area Licensed	13.275 Acres
Validity	Uptp 08.10.2030

The licence records that the project is being developed **in collaboration with Y CON INFRA** and is subject to compliance with the Affordable Housing Policy, 2013 (as amended), and RERA, 2016.

5.2 Zoning & Layout Correlation

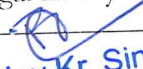
The Demarcation-cum-Zoning Plan and Layout Plan approved by DTCP show:

- The licensed area corresponds exactly with the revenue khasra numbers
- Access through sector roads
- Internal circulation, green areas and service zones

This establishes a one-to-one correlation between revenue land, licensed land and project layout, as required by HRERA practice.

6. DOCUMENTS EXAMINED

Annexures	Documents/ Description
Annexure I	Zoning / Demarcation / Site Plan
Annexure II	DTCP Licence No. 193 of 2025
Annexure III	Registered Collaboration Agreement executed between the Owners and Y CON INFRA
Annexure IV	Registered Power of Attorney
Annexure V	Jamabandi / Khewat / Mutation extracts and sub-registrar receipts for various Khasra / Kila
Annexure VI	Sale Deeds / Registration Receipts and e-challans relating to key transfers (as produced).
Annexure VII	Corporate identity: Legal Entity Identifier (LEI) for Y CON INFRA


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Annexure VIII	Power / board resolution/authorization documents for Y CON INFRA (if provided).
Annexure IX	Encumbrance / Sub-Registrar index extracts (to be obtained on the latest date).

7. A consolidated schedule setting out **Khewat / Khata / Mustil / Khasra / Kila** numbers and the area attributable to each Owner has been prepared (Annexure V — Consolidated Schedule). The schedule prepared for HRERA filing will follow Schedule II layout: owner-wise lists and per-Khasra area breakup, and will attach the DTCP license schedule, which matches the combined area of **13.275 acres**.

8. 30-YEAR TITLE SEARCH & OWNERSHIP TRACE

In Haryana, the title for the last 30 years is traced through:

- Continuous Jamabandi entries
- Sanctioned mutation orders
- Absence of adverse or third-party entries

Methodology

I have consolidated title history from Jamabandi and mutation entries, relevant registered sale deeds and the Collaboration Agreement. The narration below is parcel-wise and year-wise for the last 30 years (or for as long as records are available), with reference to specific document pages in annexures.

Summary of findings (owner-wise):

- **Pre-1995 to early 2000s** — The land forming the project was held as agricultural khasras under the revenue estate of Village Pataudi. Predecessor owners were members of the extended Yadav family (names recorded in old Jamabandis). No government acquisition or charge recorded in revenue records for this period (see Annexure V: Jamabandi extracts).

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- **Mid-2000s to 2019** — The relevant Khasra numbers remained with the same family and were subject to natural devolutions by succession; no alienation to third parties recorded in the supplied extracts.
- **2023–2024** — Registered transfers/sale deeds and receipts evidence consolidation of specific Khasra parcels in favour of **R.K. Yadav, Mukul Yadav, Alok Yadav and Jyoti Yadav**. The sale deeds/registration receipts and appointment slips are included in Annexure VI. Mutations arising from these registered transfers have been recorded in the Jamabandi (Annexure V).
- **11 April 2025 — Collaboration Agreement** was executed and registered between the Owners and **Y CON INFRA**, confirming the development arrangement and setting out the sharing of revenue/collaboration percentages and obligations (Annexure III).
- **11 April 2025 (and contemporaneous dates) — Power of Attorney** executed by Owners in favour of **Y CON INFRA** (Annexure IV), authorising Developer to seek licences, file plans, represent before authorities, and carry out development works.

Observations on continuity

- The months and years in registered deeds and Jamabandi reflect continuity — each registered instrument has corresponding mutation entries in the revenue record where produced. There are **no unexplained breaks** in the chain of title for the parcels which form the 13.275 acres, according to the documentation provided.

9. DETAILED LEGAL SCRUTINY

(A) Freehold status/nature of title

The title is **freehold** — no leasehold records were produced, and the DTCP licence recognises the land as "licensed area" for development under the Haryana Development & Regulation of Urban Areas Act, 1975.

(B) Completeness & genuineness of documents

- All material sale/transfer deeds produced are registered and bear the requisite stamp duty and receipts.
- Collaboration Agreement and Power of Attorney are registered, executed on required stamps and witnessed.
- Jamabandi / mutation extracts (partial) corroborate the registered transfers.


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(C) Mutations & revenue consistency

- For each major registered transfer, corresponding mutation entries appear to have been made; the Jamabandi sheets attached indicate the present proprietors' names and the relevant Khasra/Kila numbers aggregated to the total of 13.275 acres.
- Action required:** Obtain certified latest Jamabandi (Record of Rights) and up-to-date mutation register printouts from the Tehsildar office to ensure there are no subsequent encumbrances or adverse notations after the latest scanned record.

(D) Encumbrance & litigation check

- No encumbrance (registered mortgage or charge) appears in the supplied registration extracts. No pending litigation, attachment or government acquisition affecting the subject land was disclosed in the documents produced.

(E) Possession & physical control

- Collaboration Agreement and PoA confirm that physical possession and control for development purposes have been handed over to the Developer (or that the Developer is authorised to take possession). Documentary evidence of physical possession on the ground (site handover memorandum/delivery of possession) should be appended.

10. PERIOD WISE OWNERSHIP ANALYSIS

Period	Name of Ownership
Pre - 1995	Land recorded in names of predecessors of Yadav family; possession shown as “बदस्तूर”
1995- 2005	Transfer through inheritance (विरासत); mutations sanctioned
2006 -2015	Continued family ownership; no alienation
2016 -2023	Succession upon demise of predecessors; legal heirs recorded
2024 -2025	Registered sale deeds and mutations in favour of present owners

8.3 Findings on Continuity

- Ownership is traceable for **more than 30 years**


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- Title has remained within the same family lineage
- No break in possession
- No adverse, litigative or acquisition entries found
-

11. COLLABORATION AGREEMENT – LEGAL SCRUTINY

- Executed by all landowners
- Properly stamped and registered
- Confers development rights in favour of Y CON INFRA
- Authorises the obtaining of licences, approvals and execution of the project

Such collaboration structures are recognised under HRERA, where the promoter holds development rights, though not ownership.

12. POWER OF ATTORNEY – LEGAL SCRUTINY

- Registered Power of Attorney executed by all owners
- Authorises Y CON INFRA to:
- Apply for approvals
- Represent before the authorities
- Undertake development activities

Read conjointly with the Collaboration Agreement, the Power of Attorney is legally sufficient and enforceable.

13. LEGAL OPINION

13.1 Opinion on Title

Based on the documents examined, it is my considered legal opinion that:

- The land has a clear, continuous and marketable title
- Title is traceable for more than 30 years
- Present owners hold absolute and transferable ownership rights
- No encumbrance, charge or litigation is reflected in the records examined

13.2 Opinion on Affordable Housing Compliance

- The Project is lawfully licensed as an Affordable Group Housing Colony
- Conditions in the DTCP licence are regulatory and do not affect the title
- The land is legally fit for development under the Affordable Housing Policy


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13.3 Opinion on Promoter Rights

- Y CON INFRA qualifies as "Promoter" under Section 2(zk) of RERA
- Development rights are lawfully vested through registered instruments
- The promoter is competent to apply for registration before HRERA

13.4 Opinion on HRERA Registration

Subject to submission of:

- Latest certified Jamabandi
- Encumbrance Certificate from Sub-Registrar

There exists no legal impediment to registration of the project before HRERA Haryana.

14. CERTIFICATE

I certify that I have examined the documents listed in Section 2 and Annexures, and have conducted searches in the ordinary course. Based on such examination and searches, it is my professional opinion that:

1. The Owners are the legal proprietors of the lands forming the project site to the extent of 13.275 acres, and the documents on record show proper conveyance to them.
2. The Collaboration Agreement and Power of Attorney executed in favour of **Y CON INFRA** are in proper form and, on their face, sufficient to vest development rights in **Y CON INFRA** for the purpose of obtaining statutory licenses and to manage the development subject to the formalities noted above.

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Place: Gurugram, Haryana

Date: 19.01.2026

Advocate: Baldev Kumar Singh, Central Govt. Counsel Before Supreme Court &

Partner at Ortus Law Chambers

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ADVOCATE'S DECLARATION / AFFIDAVIT

(For HRERA Haryana Portal Filing)

I, **Baldev Kumar Singh**, Advocate, Enrolment No. **D/3537/2014**, having my office at K 70, Lgf, Jungpura Extension, New Delhi -110014,, do hereby solemnly affirm and declare as under:

1. That I have been engaged by the Promoter, namely **Y CON INFRA**, to conduct title search and legal scrutiny of the land admeasuring **13.275 Acres**, situated in the Revenue Estate of **Village Pataudi, Sector-3, District Gurugram, Haryana**, proposed to be developed as the project titled "**Y CON PLATINUM HEIGHTS**", which is being developed under the **Affordable Group Housing** category as per applicable Haryana Government policy.
2. That I have examined the title of the aforesaid land for a period exceeding **thirty (30) years** on the basis of Jamabandi records, mutation registers (Intkaal), registered sale deeds, and other relevant revenue and registration records made available to me.
3. That upon examination of the documents and records, I am of the considered opinion that the landowners namely Shri Ramesh Kumar Yadav, Shri Alok Yadav, Shri Mukul Kumar Yadav and Smt. Jyoti Yadav has a **clear, continuous and marketable title** to the said land and that the title is free from any encumbrance, charge, mortgage or litigation, to the best of my knowledge and belief.
4. That I have also examined the registered Collaboration Agreement and Power of Attorney executed by the landowners in favour of **Y CON INFRA** and am of the opinion that the same validly and lawfully vest development rights in favour of the Promoter for the purposes of development, marketing and registration of the project under the Real Estate (Regulation and Development) Act, 2016.
5. That the project land has been granted **DTCP Licence No. 193 of 2025** for development as an Affordable Group Housing Project and the approved zoning/demarcation plans correspond with the revenue records examined by me.
6. That this declaration/affidavit is issued for the purpose of submission on the **HRERA Haryana online portal** in compliance with the provisions of the Real Estate (Regulation and Development) Act, 2016 and the Rules framed thereunder.


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DEPONENT

VERIFICATION

Verified at Gurugram on this 19th day of January 2026 that the contents of the above declaration are true and correct to the best of my knowledge and belief, and nothing material has been concealed therefrom.



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Signature of Advocate

Name: Baldev Kr. Singh

Enrolment No.: D/3537/2014