

# DHEERAJ YADAV

ADVOCATE, B.A. LL.B

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House No. 1559-A, Sector 46,  
Urban Estate, Gurugram-122003 (HR.)

Lawyer's Chamber No. 4, Block C,  
District Court, Gurugram (Haryana)

Dated: 26.08.2025

TO WHOM IT MAY CONCERN

## NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT

**Subject:** NON ENCUMBRANCE CERTIFICATE/DUE DILIGENCE REPORT/TITLE SEARCH REPORT in matter of Land bearing Rect. No. 35, Killa Nos. 1/2(2-7), 2/2(2-0), 3/2(2-7), 4/2(2-7), 7(8-0), 8/1(2-2), 9min (6-3), 26min (0-16), 10(8-0), 11/1min (3-4), 14/1/1(0-3), 14/1/2min (0-19), 14/2min (4-8), 13min (6-8) and Rect. No. 36, Killa Nos. 4/2min (0-12), 7/1min (2-15), 5/2(2-7), 6(8-0), total admeasuring 63-Kanal 8-Marla or say 7.89375 Acres AND Land bearing Rect. No. 35, Killa Nos. 9min (1-1), 26min (0-2), 14/1/2min (0-1), 14/2min (0-17) total admeasuring 2-Kanal 1-Marla or say 0.25625 Acres, Grand Total admeasuring 65-Kanal 9-Marla situated at Sector-33, Sohna, within the revenue estate of Village Dhunela, Tehsil Sohna and District Gurugram, Haryana, India.

Sir,

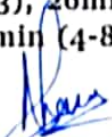
As desired by you I have searched and inspected the relevant records of pertaining to the property given in the report and my opinion in respect of the same is as under:

### 1. NAME AND ADDRESS OF THE TITLE HOLDER:

**Owner of the property:** M/s Global Horizon Holdings Private Limited, having its office at B-2/201, Basement, Safdarjang Enclave, New Delhi, India.

### 2. DESCRIPTION OF THE PROPERTY:

Land bearing Rect. No. 35, Killa Nos. 1/2(2-7), 2/2(2-0), 3/2(2-7), 4/2(2-7), 7(8-0), 8/1(2-2), 9min (6-3), 26min (0-16), 10(8-0), 11/1min (3-4), 14/1/1(0-3), 14/1/2min (0-19), 14/2min (4-8), 13min (6-8) and Rect. No. 36, Killa Nos.

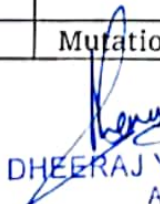
  
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Chamber No. 4, Block-C  
Distt. Court, Gurugram

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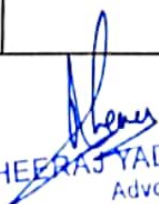
4/2min (0-12), 7/1min (2-15), 5/2(2-7), 6(8-0), total admeasuring 63-Kanal 8-Marla or say 7.89375 Acres AND Land bearing Rect. No. 35, Killa Nos. 9min (1-1), 26min (0-2), 14/1/2min (0-1), 14/2min (0-17) total admeasuring 2-Kanal 1-Marla or say 0.25625 Acres, Grand Total admeasuring 65-Kanal 9-Marla situated at Sector-33, Sohna, within the revenue estate of Village Dhunela, Tehsil Sohna and District Gurugram, Haryana, India.

3. DOCUMENTS STUDIED:

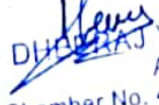
S.No.	Original or Xerox	Date of Document	Nature of Document	Parties to the Documents
1.	Photo-copy	13.07.2012	Sale Deed (Vasika No. 2813)	Sh. Roshan Lal son of Sh. Gurdayal son of Sh. Umrao resident of Village Dhunela, Tehsil and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
2.	-do-	06.08.2012	Mutation (No. 1674)	-do-
3.	-do-	23.08.2012	Sale Deed (Vasika No. 3755)	Sh. Mahaveer Singh, (2.) Sh. Sukhbeer Singh, (3.) Sh. Udhaybeer, (4.) Sh. Dharmbeer and (5.) Sh. Mahinder and (6.) Sh. Ranbeer Singh @ Lallu sons of Sh. Tulla Ram all resident of Village Dhunela, Tehsil Sohna and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
4.		30.08.2012	Mutation (No. 1687)	-do-
5.		20.09.2012	Partition Mutation No. 1691	-do-
6.	-do-	09.11.2012	Sale Deed (Vasika No. 5196)	Sh. Ranbir Singh alias Raghbir son of Sh. Rugh Nath Singh alias Rugh Nath son of Sh. Ram Singh resident of Village Dhunela, Tehsil Sohna and District Gurgaon presently at 460/12, Krishna Colony, Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
7.	-do-	15.11.2012	Mutation	-do-

  
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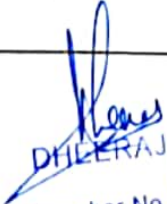
			(No. 1707)	
8.	-do-	13.07.2012	Sale Deed Vasika No. 2815	Sh. Mahaveer Singh, Sh. Sukhbir Singh, Sh. Ranbir Singh, Sh. Udhaybeer Singh, Sh. Dharmbir Singh, Sh. Mahinder Singh sons of Sh. Onkar son of Sh. Tula Ram resident of Village Dhunela, Tehsil Sohna and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
9.	-do-	06.08.2012	Mutation (No. 1673)	-do-
10.	-do-	16.07.2012	Sale Deed (Vasika No. 2850)	(1.) Smt. Simal wife of Sh. Bijender Singh son of Sh. Sirya, (2.) Smt. Kamlesh Karam Bir @ Dharmbir son of Sh. Sirya, (3.) Smt. Geeta wife of Sh. Vijay Pal @ Raju son of Sh. Sriya, (4.) Sh. Karam Bir @ Dharmbir son of Sh. Sirya son of Sh. Ami Chand all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the extent of 121/320 undivided share) AND (1.) Smt. Sudesh wife of Sh. Dhir Singh son of Sh. Budhi, (2.) Smt. Rakesh wife of Sh. Rajinder son of Sh. Budhi, (3.) Smt. Manni wife of Sh. Lal Chand son of Sh. Budhi all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the extent of 121/320 undivided share) in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
11.	-do-	06.08.2012	Mutation (No. 1676)	-do-
12.	-do-	06.11.2012	Partition Mutation (No. 1703)	-do-
13.	-do-	16.07.2012	Sale Deed (Vasika No. 2851)	Smt. Simal wife of Sh. Bijender Singh son of Sh. Sirya, (2.) Smt. Kamlesh Karam Bir @ Dharmbir son of Sh. Sirya, (3.) Smt. Geeta wife of Sh. Vijay Pal @ Raju son of Sh. Sriya, (4.) Sh. Karam Bir @ Dharmbir son of Sh. Sirya son of Sh. Ami Chand all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the

  
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				extent of 1/2 undivided share) AND (1.) Smt. Sudesh wife of Sh. Dhir Singh son of Sh. Budhi, (2.) Smt. Rakesh wife of Sh. Rajinder son of Sh. Budhi, (3.) Smt. Manni wife of Sh. Lal Chand son of Sh. Budhi all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the extent of 1/2 undivided share) in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
14.	-do-	06.08.2012	Mutation (No. 1675)	-do-
15.	-do-	23.08.2012	Sale Deed (Vasika No. 3754)	Sh. Onkar son of Sh. Tulla Ram resident of Village and Post Office Dhunela, Tehsil and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
16.	-do-	30.08.2012	Mutation (No. 1685)	-do-
17.	-do-	23.08.2012	Sale Deed (Vasika No. 3753)	was executed and registered by Sh. Mahaveer Singh, Sh. Sukhbir Singh, Sh. Udhaybeer Singh, son of Sh. Onkar son of Sh. Tula Ram all resident of Village Dhunela, Tehsil Sohna and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
18.	-do-	30.08.2012	Mutation (No. 1686)	-do-
19.	-do-	19.09.2012	Exchange Deed (Vasika No. 4237)	M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi AND (1.) Sh. Chandi Ram and Sh. Pratap Singh son of Sh. Shiv Charan (to the extent of 1/2 share), (2.) Sh. Dharam Pal and Sh. Jagan Singh son of Sh. Tirkha Ram (to the extent of 1/3 share) and (3.) Sh. Arun, Sh. Tarun son of Late Sh. Om Parkash son of Sh. Tirkha Ram and Smt. Santosh Devi widow of Late Sh. Om Parkash son of Sh. Tirkha Ram (to the extent of 1/6 share)

  
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20.	-do-	20.09.2012	Mutation (No. 1690)	-do-
21.	-do-	19.09.2012	Partition Mutation (No. 1691)	-do-
22.	-do-	20.06.2013	Partition Mutation (No. 1747)	-do-
23.	-do-	16.07.2012	Sale Deed (Vasika No. 2851)	(1.) Smt. Simal wife of Sh. Bijender Singh son of Sh. Sirya, (2.) Smt. Kamlesh wife of Sh. Meer Singh son of Sh. Sirya, (3.) Smt. Geeta wife of Sh. Vijay Pal @ Raju son of Sh. Sirya, (4.) Sh. Karam Bir @ Dharmbir son of Sirya son of Sh. Ami Chand all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the extent of 1/2 undivided Share) AND (1.) Smt. Sudesh wife of Sh. Dhir Singh son of Sh. Budhi, (2.) Smt. Rakesh wife of Sh. Rajinder son of Sh. Budhi, (3.) Smt. Manni wife of Lal Chand son of Sh. Budhi all resident of Village Dhunela, Tehsil Sohna and District Gurgaon (to the extent of 1/2 undivided Share) in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
24.	-do-	---	Mutation (No. 1675)	-do-
25.	-do-	23.08.2012	Sale Deed (Vasika No. 3753)	Sh. Mahaveer, Sh. Sukhbeer, Sh. Udhaybeer, Sh. Dharambeer, Sh. Mahinder sons of Sh. Onkar son of Sh. Tulla Ram all resident of Village Dhunela, Tehsil Sohna and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31, Phase-I, Okhla Industries Area, New Delhi
26.	-do-	---	Mutation (No. 1686)	-do-
27.	-do-	13.07.2012	Sale Deed (Vasika No. 2814)	Sh. Onkar son of Sh. Tula Ram son of Sh. Khem Chand resident of Village Dhunela, Tehsil Sohna and District Gurgaon in favour of M/s Breez Builders and Developers Private Limited, having its office at F-90/31,


  
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				Phase-I, Okhla Industries Area, New Delhi
28.	-do-	Decided on 05.04.2016	Suit for Declaration with consequential relief of permanent injunction was filed in the Court of Sh. Kumud Gugnani, Civil Judge (Senior Division), Gurgaon vide Civil Suit No. 670 dated	(1.) M/s Global Horizon Holding Private Limited, having its office at B2/201 Basement, Safdarjung Enclave, New Delhi, (2.) Mr. Ajay Goel son of Mr. Sat Narayan Goyat resident of K-3/11, DLF City, Phase-II, Gurugram, Haryana and (3.) Mr. Jitender Hanghu son of Mr. Meer Singh resident of Apartment No. H1C-0074, Westend Heights, DLF City, Phase-5, Gurugram, Haryana (as Plaintiff) versus M/s Breeze Builders and Developers Private Limited, having its office at F-90/31, Okhla Industrial Area, Phase-I, New Delhi and (2.) Mr. Jitender Kumar son of Mr. Mahender Singh resident of Apartment No. 403, Tower-6, Uniworld Garden, Sohna Road, Gurugram, Haryana (As Defendants) and declaring M/s Global Horizon Holding Private Limited, having its office at B2/201 Basement, Safdarjung Enclave, New Delhi
29.	-do-	---	Mutation (No. 1946)	-do-
30.	-do-	26.06.2023	Gift Deed (Vasika No. 3818)	M/s Global Horizon Holding Private Limited, having its office at B2/201 Basement, Safdarjung Enclave, New Delhi in favour of The Director, Town and Country Planning, Haryana at Chandigarh through Shri Rajesh Kumar from Office of The DTP, Gurugram, Haryana.
31.	-do-	23.08.2023	LC-IX (Request for Grant of Completion Certificate)	The Director, Town and Country Planning, Haryana in favour of M/s Global Horizon Holdings Private Limited, P-903-905, C-Wing, 9 <sup>th</sup> Floor, JMD Megapolis, Sector-48, Gurugram, Haryana

3A. Registration records of Sub-Registrar, Sohna, Gurugram.

**4. IF ORIGINAL OF DOCUMENTS HAVEN'T BEEN PRODUCED, REASON THEREOF:**

Photocopy of the documents referred above are produced for inspection, which are seen and verified.

  
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- ❖ That Gift Deed was executed and registered by M/s Global Horizon Holding Private Limited, having its office at B2/201 Basement, Safdarjung Enclave, New Delhi in favour of The Director, Town and Country Planning, Haryana at Chandigarh through Shri Rajesh Kumar from Office of The DTP, Gurugram, Haryana vide Vasika No. 383 dated 26.06.2023 registered in the office of Sub-Registrar, Sohna and same was incorporated in the revenue estate of Village Dhunela.
- ❖ That LC-IX (Request for Grant of Completion Certificate) was issued by The Director, Town and Country Planning, Haryana **In favour of** M/s Global Horizon Holdings Private Limited, P-903-905, C-Wing, 9<sup>th</sup> Floor, JMD Megapolis, Sector-48, Gurugram, Haryana vide Memo No. LC-3972/JE(SB)/2023/27768 dated 23.08.2023.
- **MINOR'S CLAIM/INTEREST, IF ANY, IN THE PROPERTY:**  
That the said property is not subjected to any share/claim of minor.
- **ENCUMBRANCES:**  
That on the basis of inspection of registration records of Sub-Registrar, Sohna, Gurugram.
- **FINAL CERTIFICATE:**  
That in view of above said discussion I'm of the opinion that M/s Global Horizon Holdings Private Limited, having its office at B-2/201, Basement, Safdarjang Enclave, New Delhi, India is the Owner of the property and have clear legal, valid and marketable title qua said property i.e. Land bearing Rect. No. 35, Killa Nos. 1/2(2-7), 2/2(2-0), 3/2(2-7), 4/2(2-7), 7(8-0), 8/1(2-2), 9min (6-3), 26min (0-16), 10(8-0), 11/1min (3-4), 14/1/1(0-3), 14/1/2min (0-19), 14/2min (4-8), 13min (6-8) and Rect. No. 36, Killa Nos. 4/2min (0-12), 7/1min (2-15), 5/2(2-7), 6(8-0), total admeasuring 63-Kanal 8-Marla or say 7.89375 Acres AND Land bearing Rect. No. 35, Killa Nos. 9min (1-1), 26min (0-2), 14/1/2min (0-1), 14/2min (0-17) total admeasuring 2-Kanal 1-Marla or say 0.25625 Acres, Grand Total admeasuring 65-Kanal 9-Marla situated at Sector-33, Sohna, within the revenue estate of Village Dhunela, Tehsil Sohna and District Gurugram, Haryana.

Dated: 26.08.2025  
Place: GURUGRAM

  
**Dheeraj Yadav,**  
(Advocate)

Lawyer's Chamber No. 4, Block-C,  
District Courts, GURUGRAM-122001

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