ARUN KUMAR YADAV

ADVOCATE

Enrolment No.: P/34/1997

Office:

Chamber # 177, Block-C Lawyers Chambers Bldg. District & Sessions Courts Gurgaon – 122 001.

Dated:29.02.2016

To

M/s Ojos Developers Pvt. Ltd.

Subject:- Legal opinion.

Sir,

- 1. That I have been called upon to submit legal opinion pertaining to land bearing Rect. No.51, Killa nos.7/2(3-4), 13/2(3-18), 14(8-0) Rect. No.89, Killa nos.3/2(3-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0), Rect. no. 90 killa nos. 10(8-0), 11(8-0), 12(7-16), 19/1(4-0), 19/2(2-10), 20 (7-16), 21/1(2-10), 22(8-0), Rect. No.111, Killa nos. 1(8-0), 2(8-0), 3/1(1-16) measuring 121 Kanals18 Marlas situated in revenue estate of Badshahpur, Tehsil and District Gurgaon.
- 2. That in Jamabandi for the year 1990-91 (Annexure 1), 1995-96 (Annexure 2) 2000-01 (Annexure 3), the following persons are reflected to be owners in possession of the aforesaid land:-
 - (i) Om Parkash 1/4 share
 - (ii) BanwariLal 1/4 share
 - (iii) Des Raj 1/4 share
 - (iv) Mahabir Singh 1/4 share
- 3. That Mahabir Singh sold 1/4th share i.e. measuring 6 kanals 16 marlas out of land bearing Rect. no. 51 killa no. 12/2 (7-12) 13/1(4-

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- 12) 7/2(3-4) 13/2 (3-18) 14(8-0) total measuring 27 kanals 6 marlas in favour of Vikas Singhal vide registered sale deed bearing no. 5381 dated 7.6.2005 on payment of valuable sale consideration. Mutation bearing no. 6540 (Annexure 4) was sanctioned on the basis of aforesaid registered sale deed.
- 4. That Vikas Singhal sold 1/4th share i.e. measuring 6 kanals 16 marlas out of land bearing Rect. no. 51 killa no. 12/2 (7-12) 13/1(4-12) 7/2(3-4) 13/2 (3-18) 14(8-0) total measuring 27 kanals 6 marlas in favour of Vikas Yadav vide registered sale deed bearing no. 2062 dated 26.04.2006 on payment of valuable sale consideration. Mutation bearing no. 6786 (Annexure 5) was sanctioned on the basis of aforesaid registered sale deed.
- 5. That Vikas Yadav sold 1/4th share i.e. measuring 6 kanals 16 marlas out of land bearing Rect. no. 51 killa no. 12/2 (7-12) 13/1(4-12) 7/2(3-4) 13/2 (3-18) 14(8-0) total measuring 27 kanals 6 marlas in favour of M/s Vibhat Builders Pvt. Ltd. vide registered sale deed bearing vasika no. 26186 dated 16.03.2007 on payment of valuable sale consideration. Mutation bearing no. 7298 (Annexure 6) was sanctioned on the basis of aforesaid registered sale deed.
- 6. That in the jamabandi for the year 2005-06 (Annexure 7) land bearing Rect. No. 89, Killa no. 3/2(3-8), 4(8-0), 5(8-0), 6(8-0), 7(8-0) Rect. no. 90 killa nos. 10(8-0), 11(8-0), 12(7-16), 19/1(4-0), 19/2(2-10), 20 (7-16), 21/1(2-10), 22(8-0), Rect. No.111, Killa no. 1(8-0), 2(8-0), 3/1(1-16) measuring 101 kanals 16 marlas is reflected to be owned and possessed by following persons:-

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- (i) Om Parkash 1/4 share
- (ii) BanwariLal 1/4 share
- (iii) Des Raj 1/4 share
- (iv) Mahabir Singh 1/4 share
- 7. That by virtue of fard badar no. 10 (Annexure 8) land bearing Rect. no. 90 killa no. 21(4-0) had been reflected in knewat no. 526, which was earlier not reflected.
- 8. That Omparkash, Banwari Lal, Deshraj and Mahabir Singh sold land bearing Rect. no. 111 killa nos. 1/2(4-0) 2/2(4-0) 3/1/2(0-18) measuring 8 kanals 18 marlas in favour of M/s Dhruv Reality Projects Pvt. Ltd. vide registered sale deed bearing vasika no. 18725 dated 6.12.2007 on payment of valuable sale consideration. Mutation bearing no. 7447 (Annexure 9) was sanctioned on the basis of aforesaid registered sale deed.
- 9. That Omparkash, BanwariLal, Deshraj and Mahabir Singh sold land bearing Rect. no. 90 killa nos. 10(8-0) 11(8-0) measuring 16 kanals in favour of M/s Sirur Developers Pvt. Ltd. vide registered sale deed bearing vasika no. 18707 dated 6.12.2007 on payment of valuable sale consideration. Mutation bearing no. 7449 (Annexure 10) was sanctioned on the basis of aforesaid registered sale deed.
- 10. That Omparkash, Banwari Lal, Deshraj and Mahabir Singh sold land bearing Rect. No. 89 killa Nos. 3/2(3-8) 4(8-0) 7(8-0) measuring 19 kanals 8 marlas in favour of M/s Ojos Developers Pvt. Ltd. vide registered sale deed bearing vasika No. 18719 dated 06.12.2007 on payment of valuable sale consideration. Mutation

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- bearing No. 7450 (Annexure 11) was sanctioned on the basis of aforesaid registered sale deed.
- 11. That Omparkash, BanwariLal, Deshraj and Mahabir Singh sold land bearing Rect. no. 111 killa nos. 1/1(4-0) 2/1(4-0) 3/1/1(0-18), Rect. no. 90 killa nos. 19/2(2-10) 22(8-0) measuring 19 kanals 8 marlas in favour of M/s Simpson Estates Pvt. Ltd. vide registered sale deed bearing vasika no. 18717 dated 6.12.2007 on payment of valuable sale consideration. Mutation bearing no. 7451(Annexure 12) was sanctioned on the basis of aforesaid registered sale deed.
- 12. That Omparkash, BanwariLal, Deshraj and Mahabir Singh sold land bearing Rect. no. 90 killa nos. 12(7-16) 19/1(4-0) 20(7-16) 21/1(2-10) measuring 22 kanals 2 marlas in favour of M/s Unitech Miraj Projects Pvt. Ltd. vide registered sale deed bearing vasika no. 18710 dated 6.12.2007 on payment of valuable sale consideration. Mutation bearing no. 7452 (Annexure 13) was sanctioned on the basis of aforesaid registered sale deed.
- 13. That Omparkash, BanwariLal, Deshraj and Mahabir Singh sold land bearing Rect. no. 90 killa no. 21(4-0) measuring 4 kanals in favour of M/s Simpson Estates Pvt. Ltd. vide registered sale deed bearing vasika no. 2023 dated 25.2.2008 on payment of valuable sale consideration. Mutation bearing no. 7629 (Annexure 14) was sanctioned on the basis of aforesaid registered sale deed.
- 14. That land bearing Rect. no. 89 killa nos. 3/2(3-8) 4(8-0) 7(8-0) measuring 19 kanals 8 marlas is owned and possessed by M/s Ojos Developers Pvt. Ltd.

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- 15. That I have minutely examined the registration record for the last 12 years in the office of sub registrar, Gurgaon pertaining to said land. The amount for undertaking search of the registration record was also deposited by me. The receipts pertaining to the deposit of the aforesaid amount had been appended with this opinion as Annexure 15.
- 16. That after making verifications from the registration record, I have only been able to locate the transactions pertaining to the said land, which have been highlighted above. I have not been able to locate any other transaction in respect of said land in the registration records. Thus, in my opinion the title held by M/s. Ojos Developers Pvt. Ltd. in respect of aforesaid land is valid and marketable as per revenue record and registration record.

(Arun Kumar Yadav)
Advocate

B Book Receipt for Non Registration purposes

Second Party Copy

No.272

Sub Registrar Office: Badshahpur

Date: 27/07/201

Received with thanks from Arun Kumar Yadav year 2017 resident of Adv ggm Sum of Rs. ten Only on account of Inspection charges.

Rs. 10.00

(Incharge)

District Information Technology Society
Mini Secretariat, Gurgaon

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Received with thanks from.

Rs. TWENTY FIVE only on account of Computer Service Charges for Inspection of REVENUE Records.

Rs. 25/-

For District XT Society Gurdaon

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