

(Second party copy) B Book Receipt for Non Registration Purpose 05-08-2022

No:313 Sub Register Office :कादीपुर Date :05-08-2022

Received with Thanks from **ANURAG RAGHAV ADV 2017 TO 2022** resident of **GURUGRAM** sum of
rs **fifteen**
on account of **Inspection** charges.

Rs.15 (Incharge)

समुदाय का रजिस्ट्रार
कादीपुर (गुरुग्राम)

(Second party copy) B Book Receipt for Non Registration Purpose 05-08-2022

No:12812 Sub Register Office :गुरुग्राम Date :05-08-2022

Received with Thanks from **Anurag Raghav Adv Gurugram Year 2008-2018** resident of **GGM** sum of
rs **fifteen**
on account of **Inspection** charges.

Rs.15 (Incharge)

सब रजिस्ट्रार
गुडगाँव

ANURAG RAGHAV & ASSOCIATES

Advocate and Legal Consultants

Off:- Chamber No.34 Block B, District Court Gurgaon
Mob:- 9811534404, E-mailanurag_raghav@rediffmail.com

Report No. AR-21/22

Date: 05-08-2022

To

M/S DLF HOME DEVELOPERS LTD.

Sub: Legal Opinion-cum-title search report in respect of land falling in

- A. Khewat No.285 Khata No.404 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) total measuring 14 kanal 14 marla**
- B. Khewat No.225 min Khata No.310-311-312 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) total measuring 9 kanal 3 marla situated within the revenue estate of Village Begampur Khatola, Sub-tehsil Kadipur, District Gurugram.**

PRESENT PROPERTY OWNER:

Property mentioned above in clause A is presently owned by **M/s DLF Home Developers Ltd. measuring 14 Kanal 14 Marla**

Property mentioned above in clause B is presently owned by **M/s DLF Home Developers Ltd. measuring 9 Kanal 3 Marla**

Total Land: 23 Kanal 17 Marla

PROPERTY DETAILS:

- A.** Khewat No.285 Khata No.404 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) total measuring 14 kanal 14 marla **(B)** Khewat No.225 min Khata No.310-311-312 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) total measuring 9 kanal 3 marla situated within the revenue estate of Village Begampur Khatola, Sub-tehsil Kadipur, District Gurugram.

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DOCUMENTS EXAMINED:-

Jamabandi for the year 2003-04 and their mutations for village Begampur Khatola

I have carried out the up to date search for the period of last 13 years in the office of Sub-Registrar, Kadipur & Gurugram and also record of concerned Halqua Patwari since the year 2005 with regard to the above said land to verify the flow of title of said land and my findings is given as herein under :-

SOURCE OF ACQUISITION OF LAND AND CHAIN OF TITLE OF THE AFORESAID LAND SINCE 2003-04

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (A) IS AS UNDER:-

That M/s DLF Home Developers Ltd. has purchased the land measuring 14 Kanal 14 Marla from Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share vide sale deed no.5935 dt.27-07-22. The mutation of the same has been sanctioned vide mutation no.4525 dt.03-08-22.

That the aforesaid owners Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share have purchased the land from M/s Radiance Promoters Pvt Ltd. vide Sale Deed/Vasika No.6180 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4473 dated 02.11.2021.

That the aforesaid owners M/s Radiance Promoters Pvt Ltd. has purchased the aforesaid land to the extent of 3/4 share i.e. 32 kanal 12 marla (out of land 43 kanal 9 marla) from Amitabh Tandon S/o A.P. Tandon 11/20 share, Sangeeta Khana W/o Badri Khanna 1/5 share vide Sale Deed Vasika No.11799 dated 04.09.2007. The mutation of the same has been sanctioned vide Mutation No. 3415 dated 10.09.2007.

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That the aforesaid owners M/s Radiance Promoters Pvt Ltd. has purchased the aforesaid land to the extent of 1/20 share i.e. 8 kanal 8 marla from S.S. Arora HUF Karta S/o Hardayal 1/20 share vide Sale Deed Vasika No.11810 dated 04.09.2007 and supplementary sale deed vasika No.12613 dated 13.09.2007. The mutation of the same has been sanctioned vide Mutation No. 3425 dated 20.09.2007.

That the aforesaid owners S.S. Arora HUF Karta S/o Hardayal has purchased the aforesaid land to the extent of 1/20 share i.e. 8 kanal 18 marla (out of land 43 kanal 9 marla) from Usha Rani W/o Shyam Dass 1/20 share, vide Sale Deed Vasika No.3268 dated 12.05.2005. The mutation of the same has been sanctioned vide Mutation No. 3076 dated 17.11.2005.

That the land falling in Khewat no. 284/285/286 was partitioned together in case no.2 decided on 09.03.2009 and the land falling in Rect. No. 40, Killa no.11/1 (2-9), 14 (8-0), 16/2 (7-0), 17 (8-0), 19 (8-0), 24/2 (2-0), 25 (8-0), total measuring 43 kanal 9 marla to the extent of 4/5 share (34 kanal 15 marla), and the land from 41 kanal to the extent of 24/820 share i.e. 1 kanal 4 marla and land from 91 kanal to the extent of 112/1820 share i.e. 5 kanal 12 marla, had fallen in the share of M/s Radiance Promoters Pvt Ltd., the mutation of the same has been sanctioned vide mutation No. 3646 dated 25.05.2009.

That the land allotted above was partitioned again in case no.113 / Tehsil decided on 16.12.2009 and the land falling in Rect. No. 40, Killa no.11/1 (2-9), 14/1 (6-3), 16/2 (7-0), 17 (8-0), 19 (8-0), 24/2 (2-0), 25 (8-0), total measuring 41 kanal 12 marla had fallen in the share of M/s Radiance Promoters Pvt Ltd., The mutation of the same has been sanctioned vide mutation No. 3682 dated 27.02.2010.

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That Usha Rani W/o Shyam Dass 1/20 share, Amitabh Tandon s/o A.P. Tandon 11/20 share, Sangeeta Khanna W/o Badri Khanna 1/5 share are recorded as owner of the land in jamabandi for the year 2003-04.

That the land was shown on lease with Subhash S/o Joga Ram, However, the lease has been cancelled vide vasika no.24330 dated 25.02.2010 and mutation of the same has been sanctioned vide mutation No.3684 dated 05.03.2010.

That out of land falling in Rect. No.40, Killa no. 14/1 (6-3), 16/2 (7-0), 17 (8-0), 24/2 (2-0), the land falling in Rect. No. 40, Killa no. 14/1/2 (4-15), 16/2/2 (1-8), 17 (8-0), 24/2/1 (0-18), has been acquired by the State of Haryana for public purposes and land falling in Rect. No. 40 , Killa no. 14/1/1 (1-8), 16/2/1 (5-12), 24/2/2 (1-2), has been left with the owners. The mutation of the same has been sanctioned vide mutation No. 4435 dated 09.06.2021.

That the mutation No.4525, 3076, 3415, 3425, 3646, 3682, 3684, 4435, 4473 are related to the aforesaid owner and land and have been discussed above. Mutation No. 2971, 3317, 3340, 3434, 3436, 3776, 3840, 3894, 3906, 3915, 3916, 3976, 3719, 3720 are not connected to the aforesaid owner of the land and hence have not been discussed.

THE FLOW OF TITLE ALONG WITH ANY CHARGE, LIEN, REMARKS WITH REGARD TO PROPERTY MENTIONED IN CLAUSE (B) IS AS UNDER:-

That M/s DLF Home Developers Ltd. has purchased the land measuring 09 Kanal 03 Marla from Jagmohan Krishan Dang S/o Sh.K.L. Dang 71/200 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 113/200 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25

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share vide sale deed no.5935 dt.27-07-22. The mutation of the same has been sanctioned vide mutation no.4525 dt.03-08-22

That the aforesaid owners Jagmohan Krishan Dang S/o Sh.K.L. Dang 71/200 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 113/200 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share have purchased the land from M/s Radiance Promoters Pvt Ltd. vide Sale Deed/Vasika No.3519 dated 20.08.2021 and supplementary sale deed vasika No.6181 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4472 dated 02.11.2021.

That the aforesaid owners Jagmohan Krishan Dang S/o Sh.K.L. Dang 13/25 share, Smt.Achla Dewan W/o Sh.S.K.Dewan 2/5 share, Smt.Sushma Dhawan W/o Sh.Satish Dhawan 2/25 share have purchased the land falling in Rect. No.40, Killa no. 16/1 (1-0) from M/s Radiance Promoters Pvt Ltd. vide Sale Deed/Vasika No.6180 dated 25.10.2021. The mutation of the same has been sanctioned vide Mutation No. 4473 dated 02.11.2021.

That the aforesaid owners M/s Radiance Promoters Pvt Ltd. has purchased the aforesaid land falling in Khewat no.222, 223, 224, 225 to the extent of 9 kanal 0 marla (out of land 118 kanal 4 marla and 95 kanal 8 marla) from Amitabh Tandon S/o A.P. Tandon 80/1908 share i.e. 4 kanal, Badri Khana S/o P.L. Khanna 100/2361 share i.e. 5 kanal vide Sale Deed Vasika No.11804 dated 04.09.2007 and supplementary sale deed vasika No. 12766 dated 17.09.2007. The mutation of the same has been sanctioned vide Mutation No. 3427 dated 20.09.2007.

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That the land falling in Khewat no. 22, 223, 224, 225 was partitioned together in case no.114/TEH decided on 11.12.2009 and the land falling in Rect. No. 39, Killa no.19/3 (0-3), 20 (8-0), Rect. No.40, Killa no. 16/1 (1-0), land measuring 9 kanal 3 marla, had fallen in the share of M/s Radiance Promoters Pvt Ltd., the mutation of the same has been sanctioned vide mutation No. 3674 dated 29.12.2009.

That Badri Khanna S/o P.L. Khanna 5/118 share and Amitabh Tandon s/o A.B. Tandon 31/708 share are recorded as owner of the land in jamabandi for the year 2003-04.

That the mutation No.4525, 3427, 3674, 4472 are related to the aforesaid owner and land and have been discussed above. Mutation No. 3123, 3238, 3351, 3623, 3710, 4123, 4238 are not connected to the aforesaid owner of the land and hence have not been discussed.

REPORT ON TITLE

Thus, I have carefully gone through all the documents/revenue record in the shape of jamabandies, mutation, pertaining to the land involved in search report. No circumstances whatsoever have been brought to my notice to give rise to any suspicious regarding the title and possession of the present owner. Hence **M/s DLF Home Developers Ltd** is the lawful owner/co-owner of the aforesaid land mentioned above under report to the extent of its share and have full authority and power to sell, transfer, collaborate, alienate the said land to the extent of its aforesaid share.

REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Kadipur & Gurugram by way of inspection of all foot notes as well as index register of the registered instrument of the aforesaid owner of the aforesaid land and concerned Halqua Patwari, the aforesaid land is not subject to any registered charge and the aforesaid land is free from all sorts of

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encumbrances, charges, liabilities, liens, lespondens and the said land is absolute clear, free and marketable and having good title.

OPINION

In my opinion, **M/s DLF Home Developers Ltd** is competent to sell the above referred land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens, lespondens and have valid, clear, absolute and marketable title in the aforesaid land mentioned above under report to the extent of its aforesaid share.

Yours sincerely


Anurag Raghav
Advocate, Gurgaon
Enroll:P-1320A/2003


ANURAG RAGHAV
Advocate
P-1320A/2003

ENCLOSURES:

1. Original Inspection Receipt of Sub-Registrar, Kadipur & Gurugram
2. Certified copy of Jamabandi for the year 2003-04 and its mutation.

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AR-21/22

Dated:05.08.2022

CERTIFICATE OF COURT SEARCH

I have inspected the records of District courts of Gurgaon online i.e Civil Courts for last 5 yrs to till date in respect of the following land:-

- A. Khewat No.285 Khata No.404 Rect. No.40 Kila No.16/2/1(5-12), 24/2/2(1-2), 25(8-0) total measuring 14 kanal 14 marla.
- B. Khewat No.225 min Khata No.310-311-312 Rect. No.39 Kila No.19/3(0-3), 20(8-0), Rect. No.40 Kila No.16/1(1-0) total measuring 9 kanal 3 marla situated within the revenue estate of Village Begampur Khatola, Sub-tehsil Kadipur, District Gurugram_of M/s DLF Home Developers Ltd.

After a through search I came to the conclusion that there is no case or court proceedings of the above named owners pending in respect of above mentioned land.


ANURAG RAGHAV
Advocate
P-1320A/2003

Your's Sincerely


[ANURAG RAGHAV]
Advocate