

Bill No: AJ-51

August 31, 2023

DLF HOME DEVELOPERS LIMITED

**1st Floor, DLF Gateway Tower, R-Block,
DLF City, Phase-III, Gurugram.**

REF No. :- DDR-1231 DT. 31.08.2023

SUB : BILL FOR LEGAL OPINION-CUM-TITLE SEARCH REPORTS BEARING LAND NOS.

- (1) KHEWAT NO. 2024, KHATONI NO. 2079, RECT. NO. 132, KILLA NO. 16/2 (2-13), 24(1-12), 25(8-0) ADMEASURING 12 KANAL 5 MARLA.
- (2) KHEWAT NO. 2029, KHATONI NO. 2084, RECT. NO. 131, KILLA NO. 20/1 (1-11), 20/2(6-9), 21(8-0), 22(8-0), RECT. NO. 132, KILLA NO.6/2(3-7), ADMEASURING 27 KANAL 7 MARLA.
- (3) KHEWAT NO. 2196, KHATONI NO. 2255, RECT. NO. 132, KILLA NO. 14/2/1 (0-18), 15/1(3-2) ADMEASURING 4 KANAL 0 MARLA.
- (4) KHEWAT NO. 597, KHATONI NO. 606, RECT. NO. 131, KILLA NO. 19 (8-0) ADMEASURING 8 KANAL 0 MARLA.
- (5) KHEWAT NO. 2212, KHATONI NO. 2271, RECT. NO. 131, KILLA NO. 12/1 (7-17) ADMEASURING 7 KANAL 17 MARLA.
- (6) KHEWAT NO. 604, KHATONI NO. 614, RECT. NO. 131, KILLA NO. 9/2/2 (2-14), 10/2(3-7) ADMEASURING 6 KANAL 1 MARLA.
- (7) KHEWAT NO. 938, KHATONI NO. 955, RECT. NO. 132, KILLA NO. 7/2/2 (2-10), 14/1(1-12) ADMEASURING 4 KANAL 2 MARLA.

TOTAL LAND ADMEASURING 69 KANAL 12 MARLA OR 8.7 ACRES SITUATED WITHIN THE REVENUE ESTATE OF VILLAGE BADHSHAPUR, SUB-TEHSIL BADHSAPUR & DISTRICT GURUGRAM, HARYANA. READ WITH LICENSE NO 13 OF 2010 ISSUED BY DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN CONVERTED INTO COMMERCIAL COLONY.


Sir,



I hereby submit my professional fee bill and expenses bill in respect of legal opinion cum title search reports bearing no. DDR-1231 dt. 31.08.2023 in respect of aforesaid Land, my bill is as under:-

Sl. No.	Description	Amount (INR)	Total Amount (INR)
1.	Professional Fee	5500/- per Khewat X 7	38500.00
	Total		38500.00
	(Rupees Thirty Eight Thousand Five Hundred Only)		

Yours sincerely
for **Pahuja Law Associates**


Sanjay Pahuja Advocate
Enroll. No. P/68/1995
PAN AJIPP7450Q

Report No. DDR-1231

August 31, 2023

DLF HOME DEVELOPERS LIMITED

1st Floor, DLF Gateway Tower, R-Block,

DLF City, Phase-III, Gurugram.

SUB : LEGAL OPINION-CUM-TITLE SEARCH REPORT IN RESPECT OF LAND BEARING;

- (1) KHEWAT NO. 2024, KHATONI NO. 2079, RECT. NO. 132, KILLA NO. 16/2 (2-13), 24(1-12), 25(8-0) ADMEASURING 12 KANAL 5 MARLA.
- (2) KHEWAT NO. 2029, KHATONI NO. 2084, RECT. NO. 131, KILLA NO. 20/1 (1-11), 20/2(6-9), 21(8-0), 22(8-0), RECT. NO. 132, KILLA NO.6/2(3-7), ADMEASURING 27 KANAL 7 MARLA.
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Present Property Owner under report



Property is presently exclusively owned by:

M/S DLF HOME DEVELOPERS LIMITED.

Property Details

- (1) KHEWAT NO. 2024, KHATONI NO. 2079, RECT. NO. 132, KILLA NO. 16/2 (2-13), 24(1-12), 25(8-0) ADMEASURING 12 KANAL 5 MARLA.
- (2) KHEWAT NO. 2029, KHATONI NO. 2084, RECT. NO. 131, KILLA NO. 20/1 (1-11), 20/2(6-9), 21(8-0), 22(8-0), RECT. NO. 132, KILLA NO.6/2(3-7), ADMEASURING 27 KANAL 7 MARLA.
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- (5) KHEWAT NO. 2212, KHATONI NO. 2271, RECT. NO. 131, KILLA NO. 12/1 (7-17) ADMEASURING 7 KANAL 17 MARLA.
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Documents Examined

Jamabandi for the year 2010-2011, 2015-2016 and 2020-2021 and its Mutation/Rapat etc.

I have carried out the upto date search for the period of last 13 years in the office of Sub-Registrar, Gurugram and also record of concerned Halqua Patwari since



2010-2011 with regard to the above said land to verify the flow of title of the said land and my findings is given as herein follows: -

Source of Acquisition of Land and Chain of Title

1. That the aforesaid owner under report i.e **M/s DLF Home Developers Limited** has been shown to be exclusive owner in possession of the aforesaid land under report measuring 69 Kanal 12 Marla fully detailed and described above in column of Property Details, in the revenue record as per **Jamabandi for the year 2020-2021, beside this Rapat no. 79/dt. 27.09.2021 in red ink has also been reflected in the columns of remarks in the aforesaid Jamabandi.**
2. That rapat no. 79/dt. 27.09.2021 reveals that proceedings of under section 4 & 6 of the Land acquisition act in respect of the land bearing Rect. No. 132, Killa no. 16/2 has been dropped duly entered in the revenue record vide rapat no. 79.
3. That prior to this aforesaid owner under report i.e **M/s DLF Home Developers Limited** has acquired the aforesaid land under report from **M/s DLF Universal Limited** vide court order dt. 29.03.2016 bearing case no. 97 and the same has been duly entered, mutated & reflected in the revenue record **vide mutation no. 10498 sanctioned on 20.09.2018.**
4. That prior to this the aforesaid previous owner i.e **M/s DLF Universal Limited** has been shown to be exclusive owner in possession of the aforesaid land under report, in the revenue record as per **Jamabandi for the year 2015-2016.**
5. That prior to this aforesaid seller i.e **M/s DLF Universal Limited** had purchased the aforesaid land under report from **M/s Silicon Properties Pvt. Ltd.** vide sale deed bearing vasika no. 15058 dt. 19.09.2012 duly registered in the office of Sub-Registrar Gurugram and prior to this the aforesaid seller i.e **M/s Silicon Properties Pvt. Ltd.** has has been shown to be exclusive owner in possession of the aforesaid land under report , in the revenue record as per **Jamabandi for the year 2010-2011.**



Hence, the chain of the title is complete in all respects.

Report on the Title

Thus, I have critically and minutely gone through all the documents/ revenue records 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 of the present owners. Hence, aforesaid owner under report is exclusive owner of the aforesaid land under report.

Report on Search

That as per my inspection in the office of Sub-Registrar, Badshapur and Gurugram by way of inspected of registered instrument of the aforesaid owner of the aforesaid land and also the record of concerned Halqua Patwari, the aforesaid land is not subject to any registered charge, except the development agreement of land and the aforesaid land is free from all sorts of encumbrances, charges, liabilities, liens and the said land is absolute clear, free and marketable and having good title as per revenue and registration record.

Opinion

In my opinion, as per revenue and registration record, the aforesaid owner under report i.e. **M/S DLF HOME DEVELOPERS LIMITED** is the lawful owner and have valid, clear, absolute and marketable title over the aforesaid land under report, subject to the Development agreement comprised in;

- (1) KHEWAT NO. 2024, KHATONI NO. 2079, RECT. NO. 132, KILLA NO. 16/2 (2-13), 24(1-12), 25(8-0) ADMEASURING 12 KANAL 5 MARLA.
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DISTRICT GURUGRAM, HARYANA. READ WITH LICENSE NO 13 OF 2010 ISSUED BY
DTCP HARYANA, CHANDIGARH UPON WHICH THE STATUS OF LAND HAS BEEN
CONVERTED INTO COMMERCIAL COLONY.

Yours sincerely

for **Pahuja Law Associates**


Sanjay Pahuja
Advocate, Gurgaon

Enclosures

1. Original Inspection Receipt of Sub-Registrar, Badshapur & Gurugram
2. Copy of Jamabandi for the year 2020-2021

(Second party copy)

B Book Receipt for Non Registration Purpose

24-08-2023

No: 1094

Sub Register Office : बादशाहपुर

Date : 24-08-2023

Received with Thanks from **SANJAY PAHUJA** ADV YEAR 2017-2023 resident of **GGM** sum of rs ten
on account of **Inspection** charges.

Rs. 10

(In charge)

बादशाहपुर

(Self and party copy)

B Book Receipt for Non Registration Purpose

24-08-2023

Baolshahpur

No:13498

Sub Register Office :गुरुग्राम

Date :24-08-2023

Received with Thanks from **Sanjay Pahuja Adv Gurugram Year 2009-2017** resident of **Ggm** sum of **rs ten** on account of **Inspection** charges.

Rs.10

(Incharge)
सब रजिस्ट्रार
गुड़गाँव