

# 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-31/23

Date: 21.09.2023

To

**M/s DLF Home Developers Ltd.,**

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

- A. Khewat no.21 Khata No.21 Rect. No.23 Kila No.13/2/2(3-19) field 1 total measuring 3 Kanal 19 Marla.**
- B. Khewat No. 225 Khata No. 244 Rect. No. 23 Kila No. 8/2 (2-16), 9/1/1/1(7-5), 12/2/1(5-18), 13/1(2-16) field 4 total measuring 18 kanal 15 marla**
- C. Khewat No.284 Khata No.303 Rect. No.23 Kila No.19/1/1/1/1/1(3-18) field 1 total measuring 3 Kanal 18 Marla situated within the revenue estate of Village Narsingpur, Sub-Tehsil Kadipur, District Gurugram.**

## **PRESENT PROPERTY OWNER:**

Property mentioned above in **Clause A** presently owned and possessed by **M/s DLF Home Developers Ltd. measuring 3 Kanal 19 marla.**

Property mentioned above in **Clause B** presently owned and possessed by **M/s DLF Home Developers Ltd. measuring 18 Kanal 15 marla.**

Property mentioned above in **Clause C** presently owned and possessed by **M/s DLF Home Developers Ltd. measuring 3 Kanal 18 marla.**

## **PROPERTY DETAILS:**

- A. Khewat no.21 Khata No.21 Rect. No.23 Kila No.13/2/2(3-19) field 1 total measuring 3 Kanal 19 Marla**
- (B) Khewat No. 225 Khata No. 244 Rect. No. 23 Kila No. 8/2 (2-16), 9/1/1/1(7-5), 12/2/1(5-18), 13/1(2-16) field 4 total measuring**

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18 kanal 15 marla (C) Khewat No.284 Khata No.303 Rect. No.23 Kila  
No.19/1/1/1/1/1(3-18) field 1 total measuring 3 Kanal 18 Marla situated within  
the revenue estate of Village Narsingpur, Sub-Tehsil Kadipur, District Gurugram

## SHARE

The aforesaid owner is owner of land measuring 26 Kanal 12 Marla.

## DOCUMENTS EXAMINED:-

Jamabandi for the year 2021-22, 2016-17, 2011-12 & 2006-07 and their mutations. I have carried out the up to date search for the period of last 15 years in the office of Sub-Registrar, Kadipur & Gurgaon and also record of concerned Halqua Patwari since the year 2006 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 2006-07

### **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 aforesaid land measuring 3 kanal 19 marla from M/s DLF Residential Partners Ltd. vide sale deed bearing vasika no.14043 dt.21-02-23. The mutation of the same has been sanctioned vide mutation no.3117 dt.28-02-23.

That M/s DLF Residential Partners Ltd. has acquired the aforesaid land measuring 3 kanal 19 marla from M/s Bendict Real Estate Pvt. Ltd.. vide order passed by Company Law

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Tribunal in CP CAA No./CHD/HRY/2021 decided on 27-05-22. The mutation of the same has been sanctioned vide mutation no.3090 dt.10-11-22.

That M/s Bendict Real Estate Pvt. Ltd is recorded as owner of land measuring 3 Kanal 19 marla in jambandi for the year 2021-22, 2016-17 & 2011-12.

That land falling in Khewat No.13-53-56-146( jamabandi year 2001-02) has been partitioned together in case no.13/NT decided on 24-01-08 and land falling in Rect.No.23 Kila No.13/2/2(3-19) measuring 3 kanal 19 marla has fallen in share of M/s Bendict Real Estate Pvt. Ltd. The mutation of the same has been sanctioned vide mutation no.2553 dt.05-02-08.

That M/s Bendict Real Estate Pvt. Ltd is recorded as owner of land to the extent of 1/52 share i.e 4 marla(khewat no.14) & to the extent of 35/1662 share i.e 1 kanal 15 marla ( khewat no.52) & to the extent of 3/140 share i.e 6 marla( khewat no.53) & to the extent of 31/1463 share i.e 1 kanal 11 marla ( khewat no.150) in jambandi for the year 2006-07.

**That mutation no.2553-3090-3117 have been shown in red ink in jamabandi for the year 2021-22, 2016-17, 2011-12 & 2006-07 and are concerned with aforesaid owner & land and have been discussed above and 2545-2547-2557-2560-2565-2613-2634-2728-2783-2750-2751-2800 are also shown in jamabandi year 2021-22, 2016-17, 2011-12 & 2006-07 but the same are not concerned with aforesaid owner and 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 aforesaid land measuring 18 kanal 15 marla from M/s Pearl Global Industries Ltd. vide sale deed bearing vasika no.12717 dt.17-01-23. The mutation of the same has been sanctioned vide mutation no.3113 dt.30-01-23.

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That M/s Pearl Global Industries Limited is recorded as owner of aforesaid land measuring 18 Kanal 15 Marla in jamabandi for the year 2021-22.

That M/s Pearl Global Industries Limited had transferred land falling Rect.No.23 Kila No.8/2(2-16), 9/1/1(7-11), 12/2/1(5-18), 13/1(2-16) total measuring 19 kanal 01 marla in favour of House of Pearl Fashion Limited vide case no.157 dated 11-11-2011 passed by Hon'ble Delhi High Court and Mutation No. 3046 dt.06-12-21 has been sanctioned.

That House of Pearl Fashion Limited had transferred land falling Rect.No.23 Kila No.8/2(2-16), 9/1/1(7-5), 12/2/1(5-18), 13/1(2-16) total measuring 18 kanal 15 marla in favour of M/s Pearl Global Industries Limited vide order of Company Registrar, Delhi dated 20-03-12 and Mutation No. 3047 dt.06-12-21 has been sanctioned.

That land falling in Rect. No. 23 Killa no. 9(8-0), 12/2(6-0) had been acquired by the State of Haryana for Public purposes and the award No. 1 dated 17.10.2018 of the same has been announced for land falling in Killa No. 9/2(0-2), 12/2/2(0-2), 9/1/2(0-7) and land falling in Killa no. 12/2/1(5-18), 9/1/1(7-11) has been left with the owner. The mutation of the same has been sanctioned vide Mutation No. 2977 14-05-19.

That M/s Pearl Global Industries Limited is recorded as owner of aforesaid land falling in Rect.No.23 Kila No.8/2(2-16), 9(8-0), 12/2(6-0), 13/1(2-16) in jamabandi for the year 2016-17, 2011-12 & 2006-07.

That mutation no.3113, 3046, 3047, 2977 have been shown in red ink in jamabandi for the year 2021-22, 2016-17, 2011-12 & 2006-07 and are concerned with aforesaid owner & land and have been discussed above and Rapat No. 862 dated 09.06.2019, 331 dated 04.12.2018, 392 dated 18.12.2019, 915 dated 27.06.2020 are also shown in jamabandi 2021-22, 2016-17, 2011-12 & 2006-07 but the same are not concerned with aforesaid owner and land and hence have not been discussed.

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

That M/s DLF Home Developers Ltd. has purchased the aforesaid land falling in Rect. No.23 Kila No.19/1/1/1/1/1 measuring 3 kanal 18 marla from M/s Dae Real Estate Pvt. Ltd. vide sale deed bearing vasika no.14043 dt.21-02-23. The mutation of the same has been sanctioned vide mutation no.3117 dt.28-02-23. The land falling in Rect. No.23 Kila No.19/1/1/1/1(4-4) has been bifurcated to 19/1/1/1/1/2(0-6) & 19/1/1/1/1/1(3-18) has taken place vide this mutation.

That M/s Dae Real Estate Pvt. Ltd is recorded as owner of land measuring 4 Kanal 04 marla in jambandi for the year 2021-22.

That land falling in Rect. No. 23 Killa no. 19/1/1/1(4-6) had been acquired by the State of Haryana for Public purposes and the award No. 1 dated 17.10.2018 of the same has been announced for land falling in Killa No. 19/1/1/1/2(0-2) and land falling in Killa no. 19/1/1/1/1(4-4) has been left with the owner. The mutation of the same has been sanctioned vide Mutation No. 2977 dt.14-05-19.

That M/s Dae Real Estate Pvt. Ltd is recorded as owner of land measuring 4 Kanal 06 marla in jambandi for the year 2016-17 & 2011-12.

That land falling in Khewat No.248( jamabandi year 2001-02) has been partitioned in case no.60/tehsil decided on 11-08-08 and land falling in Rect.No.23 Kila No.19/1/1(4-19) measuring 4 kanal 19 marla has fallen in share of M/s Dae Real Estate Pvt. Ltd. The mutation of the same has been sanctioned vide mutation no.2581 dt.10-09-08.

That land falling in Rect. No. 23 Killa no. 19/1/1(4-19) had been acquired by the State of Haryana for Public purposes and the award No. 57 dated 24.11.2009 of the same has been announced for land falling in Killa No. 19/1/1/2(0-13) and land falling in Killa no.

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19/1/1/1(4-6) has been left with the owner. The mutation of the same has been sanctioned vide Mutation No. 2696 dt.26-08-11.

That M/s Dae Real Estate Pvt. Ltd is recorded as owner of land to the extent of 1/4<sup>th</sup> share i.e 4 Kanal 19 marla ( total area of khewat 19 kanal 16 marla) in jambandi for the year 2006-07.

**That mutation no.2581-2696-2977-3117 have been shown in red ink in jamabandi for the year 2021-22, 2016-17, 2011-12 & 2006-07 and are concerned with aforesaid owner & land and have been discussed above.**

Hence, chain of title is completed in all respects.

### 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 Limited** is the lawful owner/co-owner of the aforesaid land under report to the extent of their share..

### REPORT ON SEARCH

That as per my inspection in the office of Sub-Registrar, Kadipur & Gurgaon 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 encumbrances, charges, liabilities, liens, lespendens and the said land is absolute clear, free and marketable and having good title.



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## OPINION

In my opinion, **M/s DLF Home Developers Limited** is competent to sell the above referred land and have valid, clear, absolute and marketable title in the aforesaid land under report to the extent of their aforesaid share. .

Yours sincerely

  
Anurag Raghav  
Advocate, Gurgaon

  
ANURAG RAGHAV  
Advocate  
P-1320A/2003

## **ENCLOSURES:**

1. Original Inspection Receipt of Sub-Registrar, Kadipur & Gurgaon
2. Certified copy of Jamabandi for the year 2021-22 & mutations

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AR-31/23


Dated: 21.09.2023


## CERTIFICATE OF COURT SEARCH

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

- A. Khewat no.21 Khata No.21 Rect. No.23 Kila No.13/2/2(3-19) field 1 total measuring 3 Kanal 19 Marla (B) Khewat No. 225 Khata No. 244 Rect. No. 23 Kila No. 8/2 (2-16), 9/1/1/1(7-5), 12/2/1(5-18), 13/1(2-16) field 4 total measuring 18 kanal 15 marla (C) Khewat No.284 Khata No.303 Rect. No.23 Kila No.19/1/1/1/1(3-18) field 1 total measuring 3 Kanal 18 Marla situated within the revenue estate of Village Narsingpur, Sub-Tehsil Kadipur, District Gurugram of M/s DLF Home Developers Limited.

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



(Office copy)

B Book Receipt for Non Registration Purpose

19-09-2023

No:1479

Sub Register Office :कादीपुर

Date :19-09-2023

Received with Thanks from **ANURAG RAGHAV ADV** resident of **DISTT COURT GGM APRIL 2017**  
**TO TILL DATE** sum of Rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

(First party copy)

B Book Receipt for Non Registration Purpose

19-09-2023

No:1479

Sub Register Office :कादीपुर

Date :19-09-2023

Received with Thanks from **ANURAG RAGHAV ADV** resident of **DISTT COURT GGM APRIL 2017**  
**TO TILL DATE** sum of rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

(Second party copy )

B Book Receipt for Non Registration Purpose

19-09-2023

No:1479

Sub Register Office :कादीपुर

Date :19-09-2023

Received with Thanks from **ANURAG RAGHAV ADV** resident of **DISTT COURT GGM APRIL 2017**  
**TO TILL DATE** sum of rs **fifteen**  
on account of **Inspection** charges.

Rs.15

( Incharge)

Second party copy ) B Book Receipt for Non Registration Purpose 21-09-2023

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No:16439

Sub Register Office :गुरुग्राम

Date :21-09-2023

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

Rs.10

(Incharge)  
सब रजिस्ट्रार  
गुड़गाँव